



Aberdour Road, Goodmayes, IG3 9PG

£750,000

Sandra Davidson Estate Agents are pleased to present this spacious semi detached family home. The property is located in a popular residential location within comfortable walking distance of Goodmayes Station (Crossrail - Elizabeth Line - Zone 4), local bus routes and shopping facilities can be found nearby. The accommodation comprises: two reception rooms, kitchen/diner, four bedrooms (one with en suite) and first floor family bathroom with combined w.c. Other features include gas central heating, double glazed windows, side pedestrian access and a spacious rear garden. Viewings are highly recommended.

MORE PHOTOS ONLINE





ENTRANCE

Spacious entrance hallway. Under stairs storage and meter cupboard. Further stairs to basement storage.

CLOAK ROOM

Wash hand basin and low flush w.c.

RECEPTION ONE 5.10m x 4.96m (16'9" x 16'3")

Double glazed bay window to front. Coved cornice. Feature fireplace. Radiator.

RECEPTION TWO 4.91m x 3.65m (16'1" x 12'0")

Open plan lounge. Double glazed window and door to rear. Coved cornice. Picture rail. Feature fireplace. Radiator.

DINING ROOM 3.81m x 3.04m (12'6" x 10'0")

Open plan dining area. Double glazed windows and door to rear. Wall and base units. Radiator.

KITCHEN 4.47m x 1.85m (14'8" x 6'1")

Range of wall and base units. Gas range cooker with extractor fan above. Butler sink. Double glazed window to rear.

LEAN TO

Wall mounted boiler. Mega flow water tank. Plumbing for washing machine and dryer.

STAIRS TO FIRST FLOOR

BEDROOM ONE 4.95m x 4.18m (16'3" x 13'9")

Double glazed bay window to front. Coved cornice. Fitted wardrobes. Radiator.

EN SUITE 3.11m x 2.63m (10'2" x 8'8")

Suite comprising: corner panelled bath, wash hand basin and low flush w.c. Double glazed window to rear. Radiator.

BEDROOM TWO 4.89m x 3.27m (16'1" x 10'9")

Double glazed window to rear. Coved cornice. Fitted wardrobes. Radiator.

BEDROOM THREE 3.90m x 3.37m (12'10" x 11'1")

Double glazed window to rear. Picture rail. Radiator.

BEDROOM FOUR 2.89m x 2.27m (9'6" x 7'5")

Double glazed window to rear. Coved cornice. Fitted wardrobes. Radiator.

BATHROOM 2.56m x 1.83m (8'5" x 6'0")

Suite comprising: panelled bath, wash hand basin and low flush w.c. Double glazed window to side. Radiator.

EXTERIOR 80' x 34' (24.38m x 10.36m)

The rear garden is approximately 80' (24.38m) in depth which is part decked and remainder laid to lawn. Brick built outbuilding for storage.

OUTBUILDING

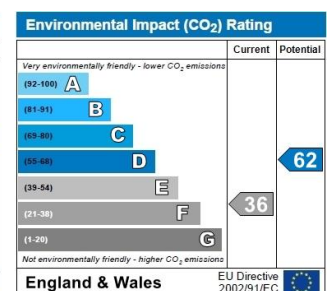
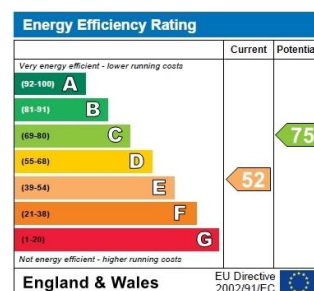
The rear outbuilding features two rooms:

Room one - 6.20m x 2.72m

Room two - 2.96m x 2.51m

AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.





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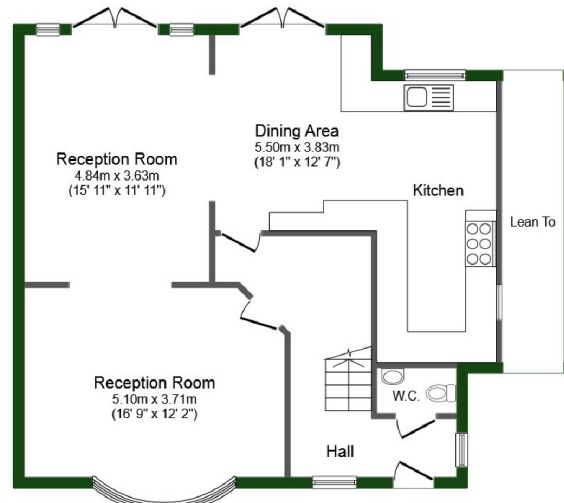
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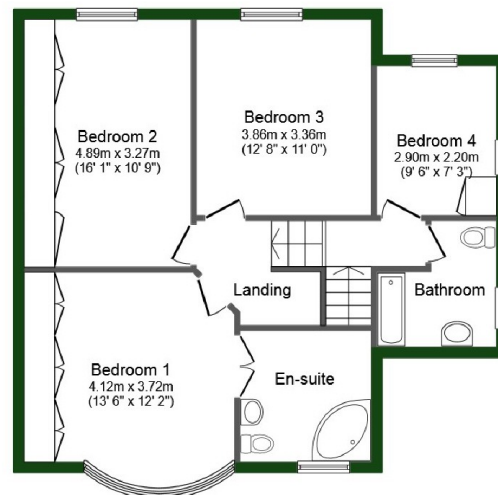
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Ground Floor

Floor area 84.0 sq. m. (904 sq. ft.) approx



First Floor

Floor area 73.0 sq. m. (786 sq. ft.) approx

Total floor area 157.0 sq. m. (1,690 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.

Measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan created for Sandra Davidson (02085977372)

Produced by www.keyagent.co.uk