



Aberdour Road, Goodmayes, IG3 9PH

Offers in excess of £530,000

Sandra Davidson Estate Agents are pleased to present this spacious end of terrace 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 (including loft) and first floor family bathroom with combined w.c. Other features include gas central heating, double glazed windows, detached garage and a spacious rear garden. Viewings are highly recommended.

MORE PHOTOS ONLINE





ENTRANCE

RECEPTION ONE 4.23m x 4.13m (13'11" x 13'7")

Double glazed bay window to front. Carpeted flooring. Radiator.

RECEPTION TWO 3.67m x 3.62m (12'0" x 11'11")

Open plan lounge. Carpeted flooring. Radiator.

UTILITY 2.51m x 1.62m (8'3" x 5'4")

Wash hand basin and low flush w.c. Heated towel rail plumbing for washing machine. Boiler (untested).

KITCHEN 3.05m x 3.04m (10'0" x 10'0")

Range of wall and base units. Gas cooker with extractor fan. Single bowl drainer sink unit. Double glazed window to rear.

DINING AREA 3.00m x 2.83m

Double glazed french doors to rear. Carpeted flooring. Radiator.

STAIRS TO FIRST FLOOR

BEDROOM ONE 4.53m x 3.96m (14'10" x 13'0")

Double glazed bay window to front. Carpeted flooring. Radiator.

BEDROOM TWO 3.65m x 3.52m (12'0" x 11'7")

Double glazed window to rear. Carpeted flooring. Radiator.

BEDROOM THREE 2.09m x 1.95m (6'10" x 6'5")

Double glazed window to front. Carpeted

flooring. Radiator.

BATHROOM

Suite comprising: panelled bath, wash hand basin and low flush w.c. Heated towel rail. Double glazed window to front.

STAIRS TO SECOND FLOOR

BEDROOM FOUR 4.80m x 4.54m (15'9" x 14'11")

Double glazed window to rear. Carpeted flooring. Radiator.

EXTERIOR

The front drive is paved providing off street parking. The rear garden is spacious which is mainly paved. Leading to:-

DETACHED GARAGE 7.86m x 6.24m (25'9" x 20'6")

Accessed via private road. Lighting and power points.

AGENTS NOTE

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



353 Green Lane, Seven Kings, Essex, IG3 9TH

T: 020 8597 7372

F: 020 8983 8979

sevenkings@sandradavidson.com

www.sandradavidson.com



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