



Colenso Road, Seven Kings, IG2

A MUST LOOK.....IDEAL INVESTMENT

We are pleased to offer for sale, this four bedroom mid terrace house, situated in prime location of Seven Kings within five minutes' walk to Seven Kings station & local shopping and transport facilities. Benefiting from; two receptions, large fitted kitchen/dinner, ground floor shower room, first floor bathroom/WC, double glazing, gas central heating (untested), large rear garden, off street parking and good condition throughout. Ideal family home, early viewing highly recommended.

**Offers in Excess
of £560,000** freehold



Entrance:- Via front garden leading to front door, to:-

Further internal hallway leading to

Reception One: 14' x 14'
Double glazed bay window to front aspect, high ceilings, radiator and power points to remain

Reception Two: 11' 2" x 12'
High ceilings, radiator, double glazed patio doors to garden and power points to remain

Kitchen/Dinner: 15' 5 x 6' 1"
Large spacious kitchen, part tiled walls, wall and base mounted units with roll top work surface incorporating sink with mixer tap and side drainer, plumbing for washing machine and cooker, fridge freezer, spotlights to ceiling.

GROUND FLOOR SHOWER/WC
Double glazed window to rear, tiled floor and walls, towel radiator, semi-pedestal wash basin, close coupled WC, shower cubicle with thermostatically controlled shower over, wall mounted boiler, LED spotlights to ceiling, extractor fan.



First Floor Landing
Access to loft, doors to

Bedroom One: 11' x 14' 10"
Large double glazed window to front aspect, radiator and carpet to remain.

Bedroom Two: 8' x 8' 7"
Large double glazed to rear, radiator and carpet to remain.

Bedroom Three: 8' 9" x 9' 4"
Double-glazed window to front, radiator and carpet to remain.

Bedroom Four: 5' 4" x 11' 10"
Double-glazed window to front, radiator and carpet to remain.

First Floor Bathroom:

Fully tiled, pedestal basin with mixer tap, close coupled WC, shower cubicle with thermostatically controlled shower over, plumbing for washing machine, wall mounted boiler.

Loft Room:
13' x 19' 1"
Velux style window to front, storage to eaves, LED spotlights to ceiling.

Second Floor Shower/WC
Part tiled walls, single radiator, close coupled WC, semi-pedestal wash basin, shower cubicle

Rear Garden 68 ft
With paved patio area, steps down to lawn area.