



Balmoral Gardens, Seven Kings, IG3 8DH

£650,000



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Balmoral Gardens

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- EPC RATING - D
- OFF STREET PARKING
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- FIVE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS

FAMILY HOME - EXTENDED - OFF STREET PARKING - SEVENKINGS STATION 5 MINUTES AWAY

Sandra Davidson Estate Agents are pleased to present this spacious middle terrace family home located within comfortable walking distance of Seven Kings station. We recommend an immediate enquiry to avoid disappointment. The accommodation comprises: two reception rooms, kitchen, ground floor bathroom, four first floor bedrooms, fifth bedroom on second floor with the second family bathroom. Other features include double glazing, gas central heating and a good size rear garden.



ENTRANCE PORCH

ENTRANCE HALL

RECEPTION ONE

14'8" into bay x 13'11" (4.46 into bay x 4.24)

RECEPTION TWO

26'8" x 10'6" (8.14 x 3.2)

KITCHEN

18'0" x 9'1" max (5.49 x 2.78 max)

GROUND FLOOR SHOWER ROOM

6'9" x 5'5" (2.05 x 1.65)

STAIRS TO FIRST FLOOR

BEDROOM ONE

15'1" into bay x 11'9" (4.59 into bay x 3.57)

BEDROOM TWO

12'5" x 11'9" (3.79 x 3.57)

BEDROOM THREE

11'1" x 8'10" (3.37 x 2.68)

BEDROOM FOUR

8'6" x 8'0" (2.59 x 2.45)





STAIRS TO SECOND FLOOR

BEDROOM FIVE 12'4" x 10'9" max (3.77 x 3.27 max)

BATHROOM 8'0" x 4'1" (2.45 x 1.25)

EXTERIOR

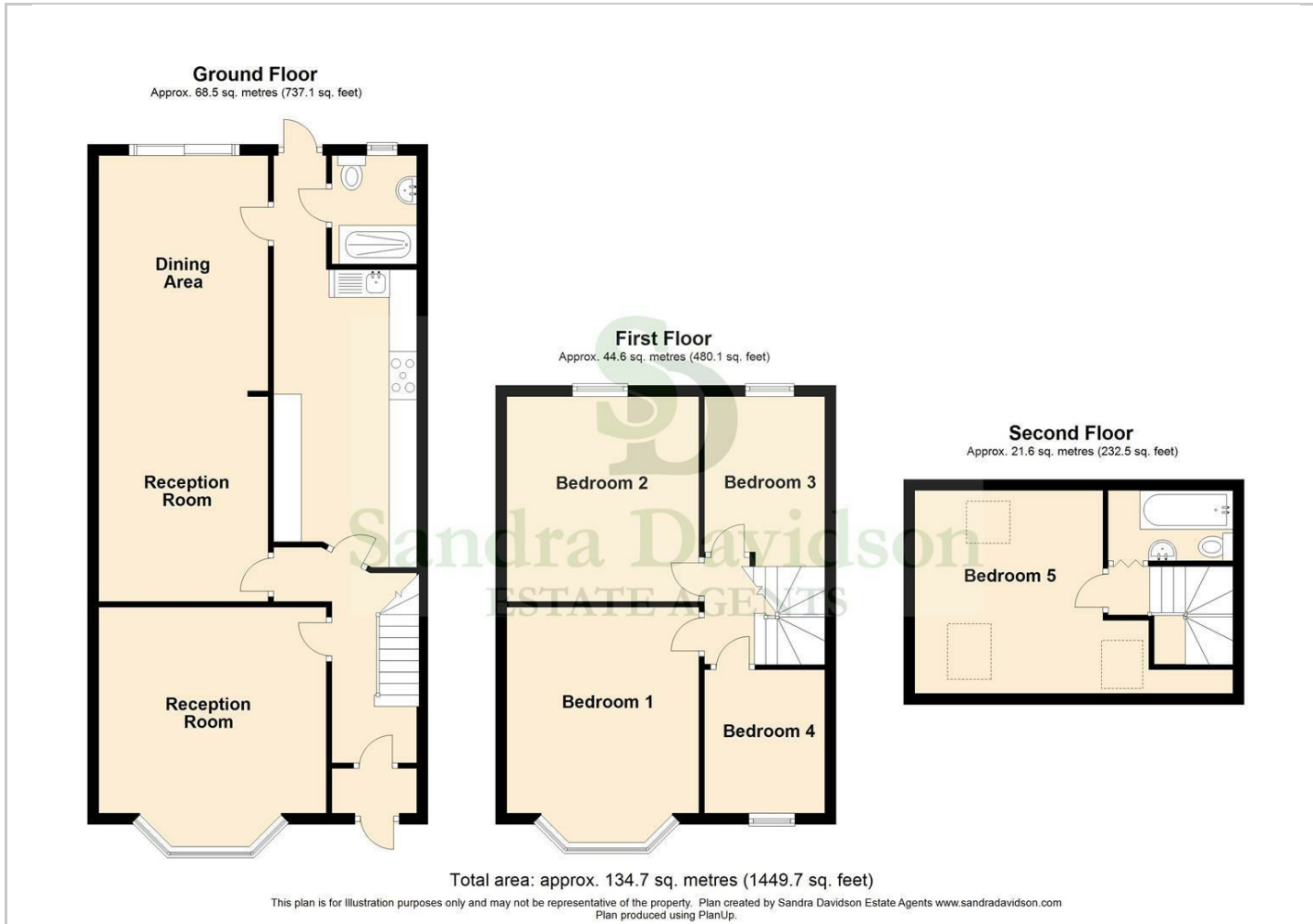
AGENTS NOTE

Directions

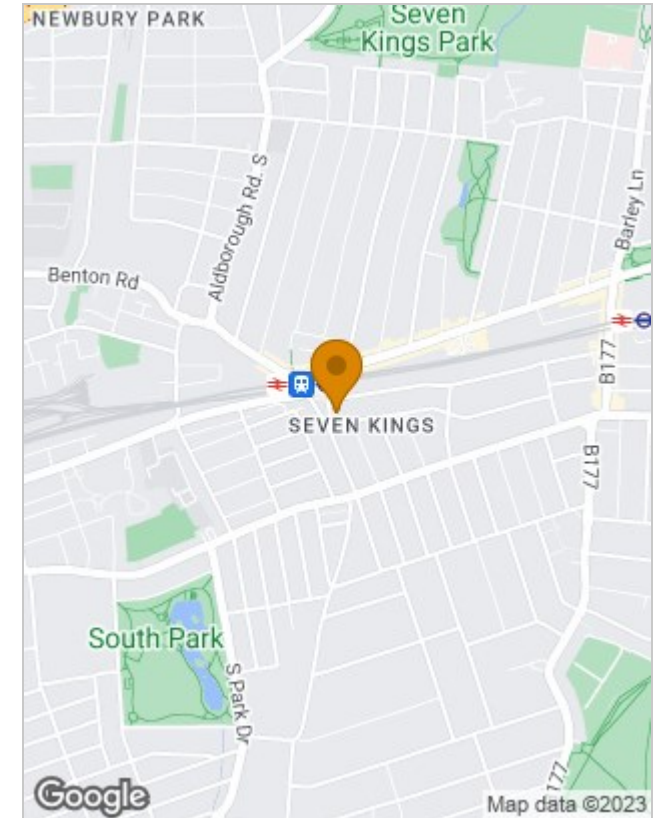




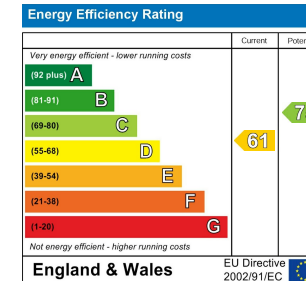
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>