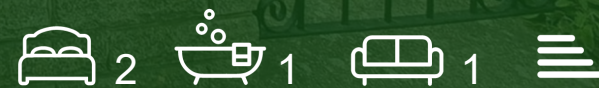




Goodmayes Lane, Ilford, IG3 9PZ

Offers In Excess Of £600,000





Goodmayes Lane

Iford, IG3 9PZ

- EPC - C
- GARAGE
- LOVELY CONDITION
- SIDE, REAR AND LOFT EXTENSION POTENTIAL
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- GREAT TRANSPORT LINKS

SEMI DETACHED - GARAGE - POTENTIAL TO BE EXTENDED - OFF STREET PARKING

Sandra Davidson Estate Agents are pleased to present this spacious, carefully maintained two bedroom semi detached property on the edge of the Seven Kings Bungalow Estate. The property is close to Goodmayes Station (Zone 4) and local bus routes. The property comprises: spacious lounge, kitchen, bathroom, two double bedrooms. The property also benefits from gas central heating, double glazing and a garage to the rear garden.

Viewings are highly recommended.



ENTRANCE

BEDROOM ONE

15'8" into bay x 12'1" (4.78m into bay x 3.69m)

BEDROOM TWO

11'11" x 11'6" into bay (3.65m x 3.52m into bay)

RECEPTION ROOM 15'10" x 13'0" (4.85m x 3.97m)

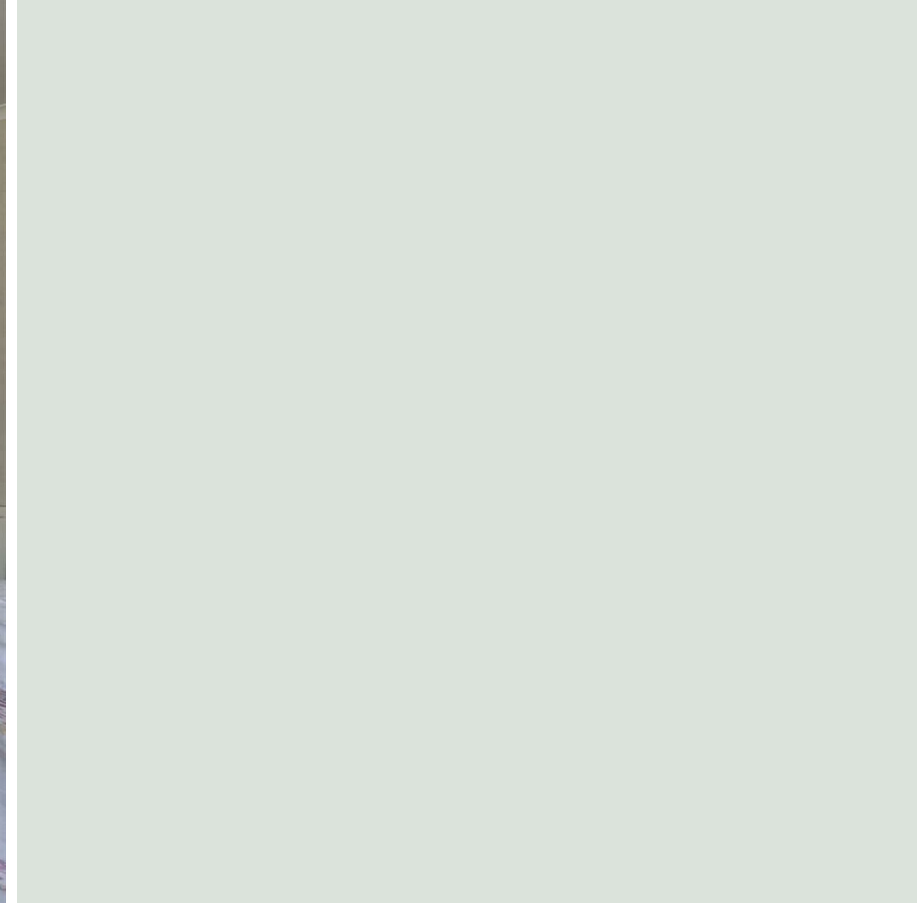
BATHROOM 8'2" x 6'7" (2.49m x 2.03m)

KITCHEN 12'6" x 9'11" (3.82m x 3.03m)

EXTERIOR

AGENTS NOTE



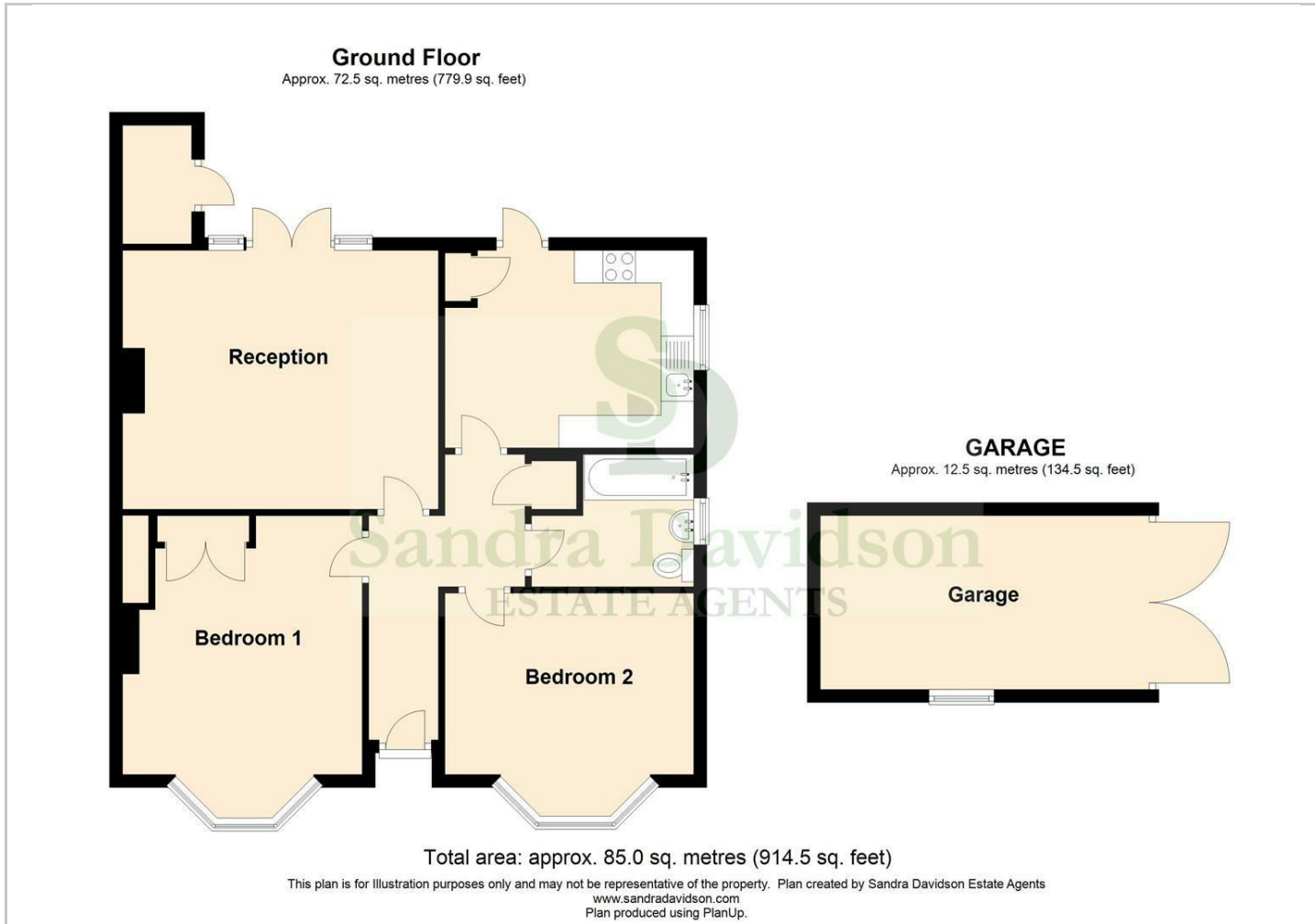


Directions





Floor Plans



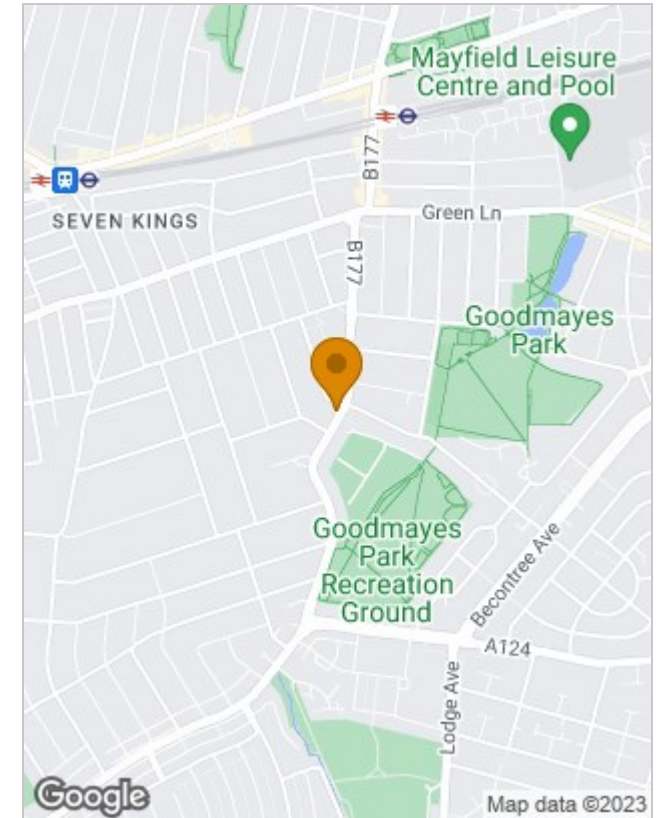
Viewing

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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		