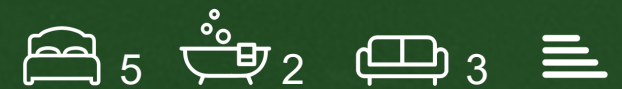




Aberdour Road, Goodmayes, IG3 9PG

Asking Price £935,000





Asking Price £935,000

# Aberdour Road

Goodmayes, IG3 9PG

- EPC TBC
- Three reception rooms
- Gas central heating
- Close to Goodmayes Station
- Five bedrooms
- Double glazed window
- Off street parking

## SALE BY TENDER

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: three reception rooms, kitchen/diner, five bedrooms and two 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.

CHAIN FREE



## ENTRANCE

SHOWER ROOM 7'4" x 6'1" (2.24m x 1.87m)

RECEPTION ONE 16'8" x 11'2" (5.09m x 3.41m)

RECEPTION TWO 13'10" x 12'0" (4.22m x 3.66m)

RECEPTION THREE 11'4" x 10'4" (3.46m x 3.15m)

KITCHEN AREA 12'11" x 10'11" (3.96m x 3.35m)

DINING AREA 16'11" x 12'11" (5.16m x 3.96m)

## STAIRS TO SECOND FLOOR

BEDROOM ONE 13'8" x 11'1" (4.17m x 3.38m)

BEDROOM TWO 13'9" x 10'10" (4.21m x 3.32m)

BEDROOM THREE 11'1" x 10'5" (3.40m x 3.20m)

BEDROOM FOUR 9'2" x 9'2" (2.80m x 2.80m)



BEDROOM FIVE  
BATHROOM  
EXTERIOR  
AGENTS NOTE

10'4" x 7'5" (3.15m x 2.27m)  
7'5" x 6'7" (2.28m x 2.01m)  
75' (22.86m)

Directions

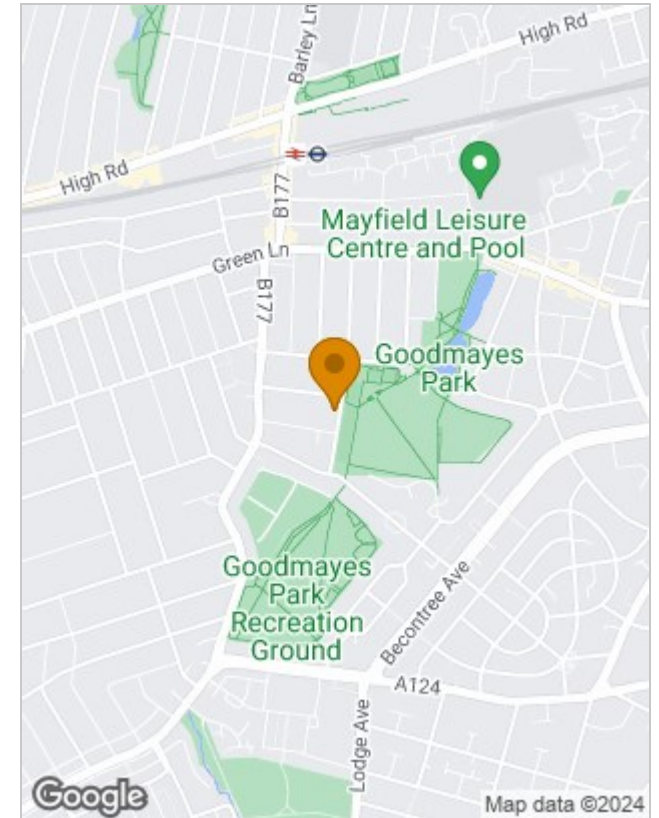




## Floor Plans



## Location Map



## Energy Performance Graph

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

## 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.