



Aberdour Road

, Goodmayes, IG3 9PG

Asking Price £935,000

Redbridge

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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)

Shower cubicle, wash hand basin and low flush w.c.

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

Double glazed window to front. Solid hardwood flooring. Radiator.

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

French doors to rear. Carpeted flooring. Radiator.

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

Open plan Lounge. Range of wall and base units.

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

Range of wall and base units. Range cooker with extractor fan above. Plumbing for washing machine. Double glazed window to rear.

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

Double glazed window and door to rear. Carpeted flooring. Radiator.

STAIRS TO SECOND FLOOR

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

Double glazed window to front. Carpeted flooring. Radiator.

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

Double glazed window to rear. Carpeted flooring. Radiator.

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

Double glazed window to rear. Carpeted flooring. Radiator.

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

Double glazed window to front. Carpeted flooring. Radiator.

BEDROOM FIVE 10'4" x 7'5" (3.15m x 2.27m)

Double glazed window to rear. Carpeted flooring. Radiator.

BATHROOM 7'5" x 6'7" (2.28m x 2.01m)

Panelled bath, wash hand basin and low flush w.c.

EXTERIOR 75' (22.86m)

The front drive is paved providing off street parking. The rear garden is circa 75'.

AGENTS NOTE

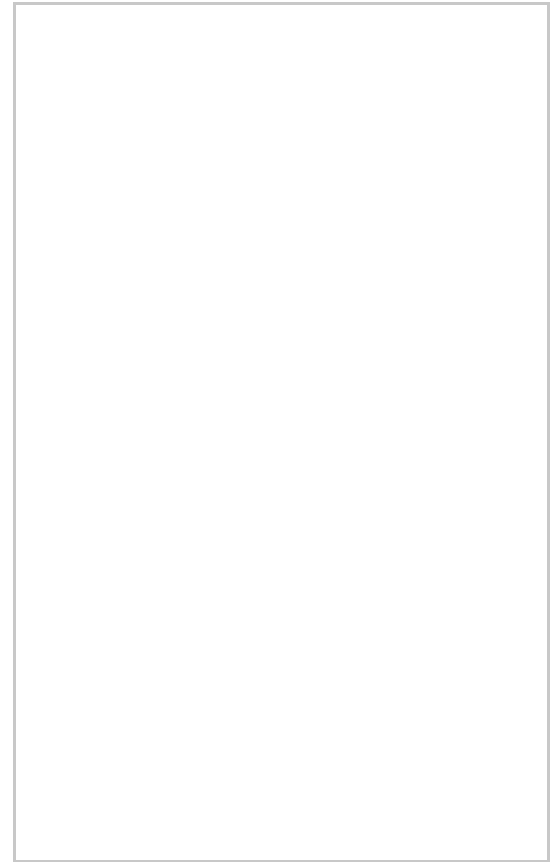
-No service or appliances have been tested by Sandra Davidson Estate Agents.

-Buyers is liable for sellers agent fees.

Area Map



Floor Plans



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>