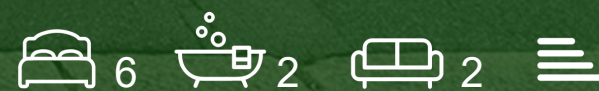


**S** Sandra Davidson  
ESTATE AGENTS



Aberdour Road, Goodmayes, IG3 9SA

Asking Price £975,000









Asking Price £975,000

# Aberdour Road

Goodmayes, IG3 9SA

- EPC RATING TBC
- Two reception rooms
- Gas central heating
- Close to Goodmayes Station
- Six bedrooms
- Double glazed window
- Off street parking

## SALE BY TENDER

Sandra Davidson Estate Agents are pleased to present this spacious end terrace 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: two reception rooms, kitchen/diner, six 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.



## ENTRANCE

THROUGH LOUNGE 23'3" x 11'4" (7.10m x 3.46m)

LOUNGE 11'2" x 10'2" (3.42m x 3.10m)

L-SHAPED KITCHEN/DINER  
24'10" max x 21'11" max (7.58m max x 6.70m max)

SHOWER ROOM 10'8" x 2'6" (3.26m x 0.77m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 16'4" x 11'9" (4.99m x 3.60m)

BEDROOM TWO 11'9" x 11'3" (3.60m x 3.43m)

BEDROOM THREE 11'1" x 9'3" (3.39m x 2.83m)

OFFICE/BEDROOM FOUR 10'11" x 6'2" (3.33m x 1.88m)

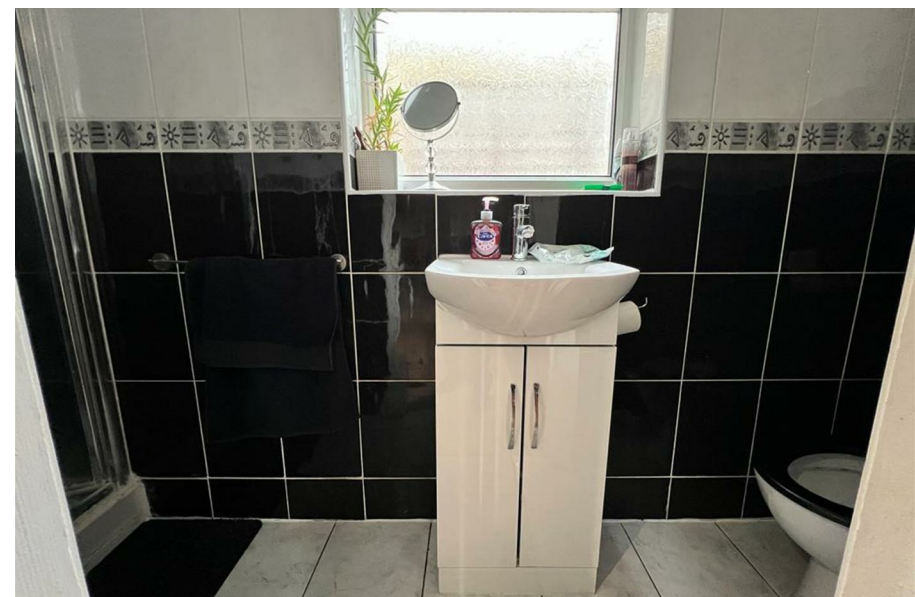
BATHROOM 7'9" x 4'8" (2.38m x 1.43m)

## STAIRS TO SECOND FLOOR



BEDROOM FIVE	16'6" x 10'4" (5.05m x 3.16m)
BEDROOM SIX	16'6" x 8'10" (5.05m x 2.70m)
CLOAKROOM	6'2" x 6'1" (1.88m x 1.86m)
EXTERIOR	46'0" (14.04)
OUTBUILDING	31'2" x 12'0" (9.51m x 3.66m)
AGENTS NOTE	

[Directions](#)



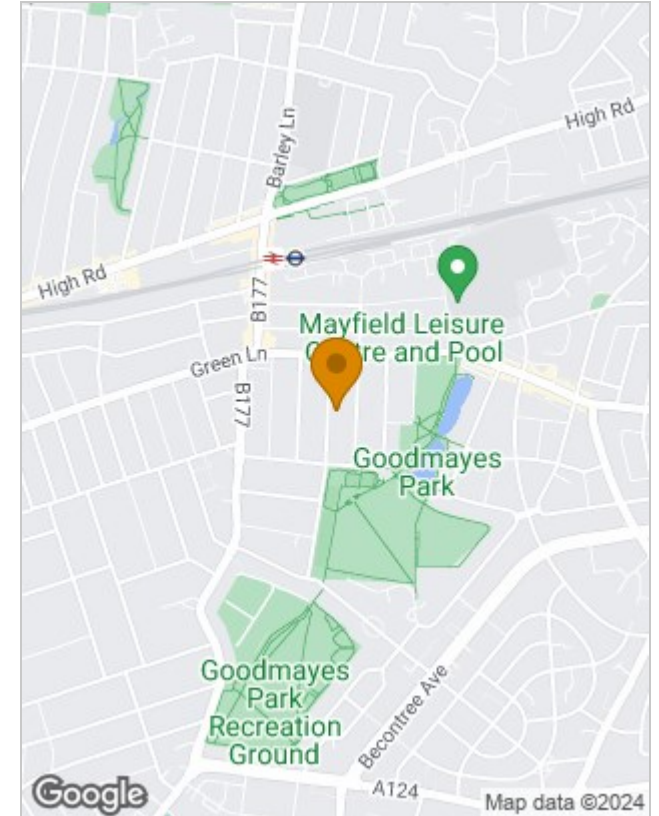




## Floor Plans



## 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.