



**68 Spencer Road**

, Seven Kings, IG3 8PP

**Guide Price £280,000**

Guide Price £280,000 to £320,000

944 Year Lease - Garage

Sandra Davidson Estate Agents are pleased to present this purpose built ground floor spacious maisonette, located just off Spencer Road. Property of such type rarely becomes available and an internal viewing is recommended at your earliest convenience. Goodmayes Station and Seven Kings Stations are nearby. The accommodation comprises: lounge, two bedrooms, kitchen and family bathroom. The property also benefits from side and rear garden with side pedestrian access. Other benefits include; Garage, gas central heating, double glazed windows and a long lease.

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**Redbridge**

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## ENTRANCE

Via single door leading into:

## ENTRANCE HALL

Under stair storage and meter cupboard.

## RECEPTION ONE 15'1" x 10'10" (4.59 x 3.31)

Double glazed sliding doors to rear. Covered cornice. Decorative fireplace. Carpet floor covering. Radiator.

## BEDROOM ONE 11'11" x 10'11" (3.62 x 3.32)

Double glazed window to front. Coved cornice. Carpet floor covering. Radiator.

## BEDROOM TWO 11'11" x 7'1" (3.62 x 2.16)

Double glazed window to front. Carpet floor covering. Radiator.

## BATHROOM 6'6" x 5'7" (1.97 x 1.71)

Suite comprising: panelled bath, wash hand basin, low flush w.c. Part tiled walls. Radiator. Double glazed window to rear.

## KITCHEN 8'7" x 7'0" (2.62 x 2.14)

Timber finished wall and base units. Gas cooker point. Plumbing for washing machine. Wall mounted boiler (untested). Double glazed window to rear.

## EXTERIOR

The property has its own front garden. The rear garden measures approximately 28' 3" (8.61m) deep, part paved with the remainder laid to lawn. The property benefits from side pedestrian access.

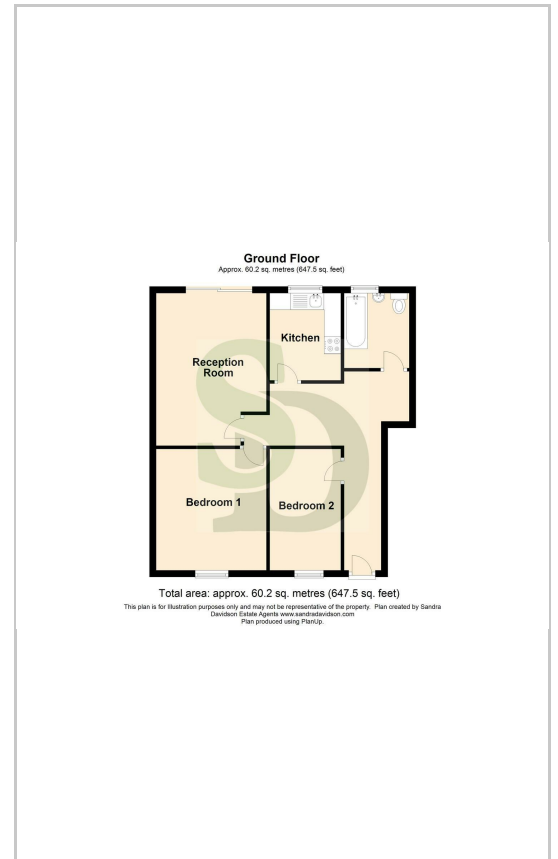
## AGENTS NOTE

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

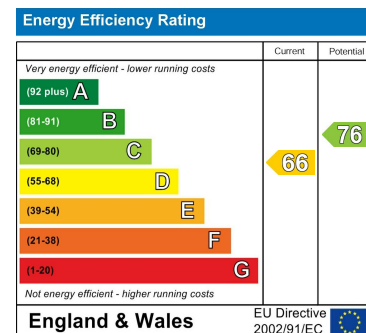
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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