



Dawlish Drive, Seven Kings, IG3 9EF

Offers In Excess Of £600,000









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# Dawlish Drive

Seven Kings, IG3 9EF

- EPC RATING TBC
- Three bedroom
- Double Glazing
- Off street parking
- Kitchen
- Family Bathroom
- Gas Central Heating
- Detached garage

Sandra Davidson are pleased to present this end terrace house located on Dawlish Drive in the desirable area of Seven Kings. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. With three cosy bedrooms, there is ample space for a growing family or for those in need of a home office.

The house features a well-maintained bathroom, ensuring convenience and comfort for all residents. Parking will never be an issue with space for four vehicles, including a garage and off-street parking for three cars. Imagine the ease of coming home to your own parking space every day!

One of the most exciting aspects of this property is the potential to extend (subject to planning). Whether you dream of a larger kitchen, an additional bedroom, or a home gym, the possibilities are endless. Create the home of your dreams with this fantastic opportunity to expand the living space.

Don't miss out on the chance to own this lovely property in Seven Kings. Contact us today to arrange a viewing and start envisioning the endless possibilities this house has to offer.



## ENTRANCE HALL

## THOUGH LOUNGE

31'1" into bay x 11'3" max (9.47 into bay x 3.42 max)

## CLOAKROOM

## KITCHEN

9'5" x 7'5" (2.86 x 2.26)

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

14'9" into bay x 11'8" max (4.50 into bay x 3.55 max)

## BEDROOM TWO

15'7" into bay x 11'1" max (4.74 into bay x 3.37 max)

## BEDROOM THREE

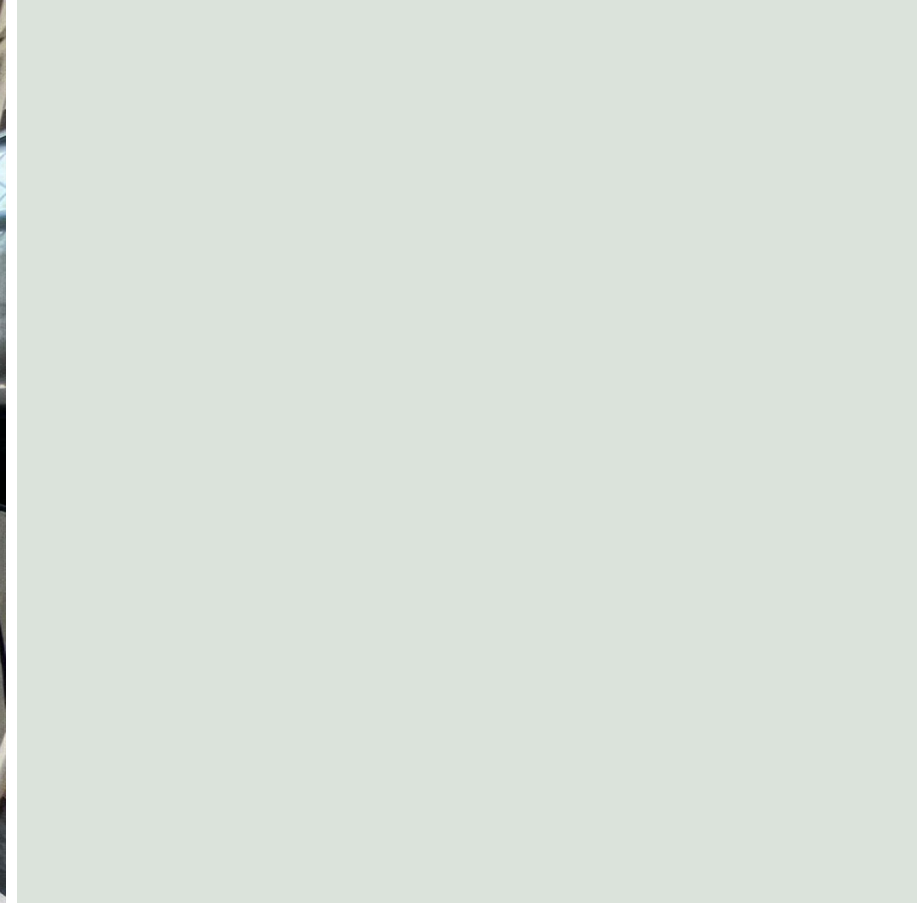
8'8" x 7'1" (2.65 x 2.16)

## EXTERIOR

89' (27.13m)

## AGENTS NOTE





Directions

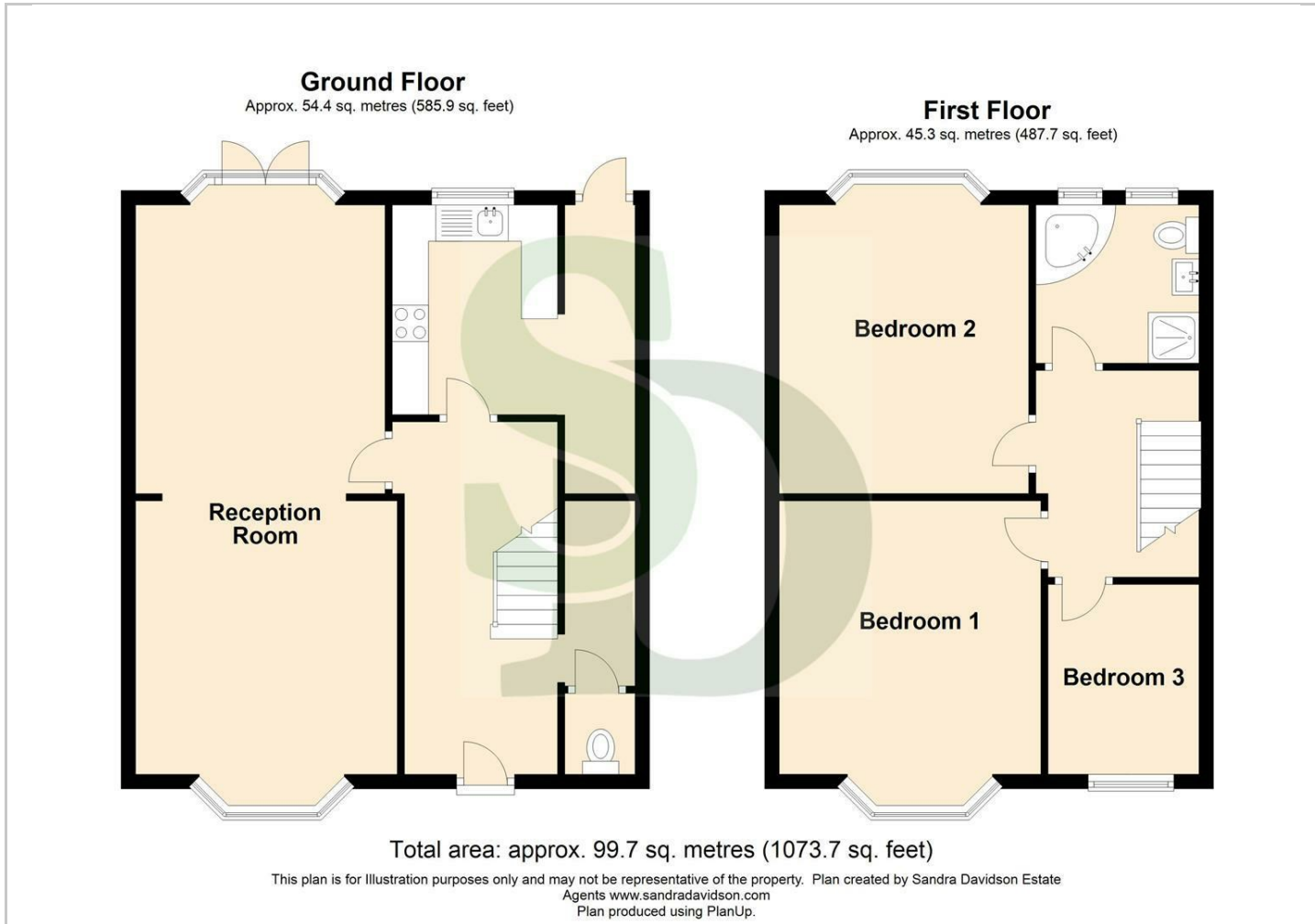








## Floor Plans



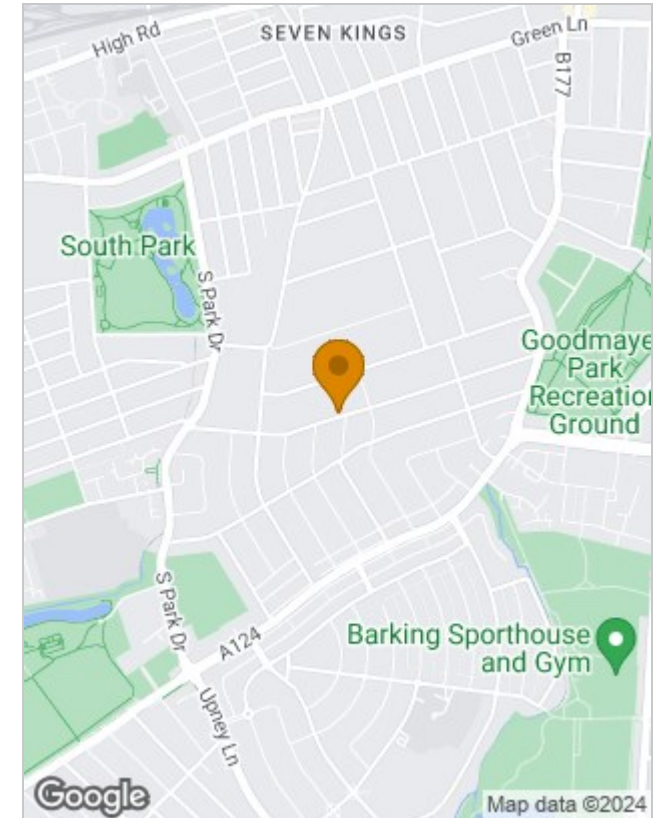
## Viewing

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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	