



## Percy Road

, Goodmayes, IG3 8SF

£550,000

## Redbridge



Sandra Davidson Estate Agents are pleased to offer this carefully maintained three bedroom middle terrace family home located in a popular residential location and within walking distance to Goodmayes Station (Elizabeth Line - Zone 4). Local amenities such as schools, shops and public transport are also in close proximity. The accommodation comprises: two reception rooms, extended kitchen, three bedrooms and two bathrooms. Other benefits include double glazing, gas central heating and spacious garden. Viewings are highly recommended. Viewings are highly recommended.



ENTRANCE

RECEPTION ONE 15'10" x 13'11" (4.82 x 4.23)  
Double glazed window to front. Solid hardwood flooring. Radiator.

RECEPTION TWO 12'4" x 11'7" (3.75 x 3.54)  
Open plan lounge. Solid hardwood flooring. Radiator.

SHOWER ROOM 8'1" x 5'8" (2.46 x 1.72)  
Shower cubicle, wash hand basin and low flush w.c.

KITCHEN 17'9" x 12'10" (5.41 x 3.90)  
Range of wall and base units. Gas cooker with extractor fan above. Built in dishwasher. Plumbing for washing machine. Built in oven. Double glazed window and door to rear.

STAIRS TO FIRST FLOOR

BEDROOM ONE 16'1" x 11'1" (4.89 x 3.38)  
Double glazed window to front. Fitted wardrobes. Wood style laminated flooring. Radiator.

BEDROOM TWO 12'0" x 11'1" (3.67 x 3.39)  
Double glazed window to rear. Fitted wardrobes. Wood style laminated flooring. Radiator.

BEDROOM THREE 9'5" x 8'8" (2.88 x 2.64)  
Double glazed window to front. Wood style laminated flooring. Radiator.

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

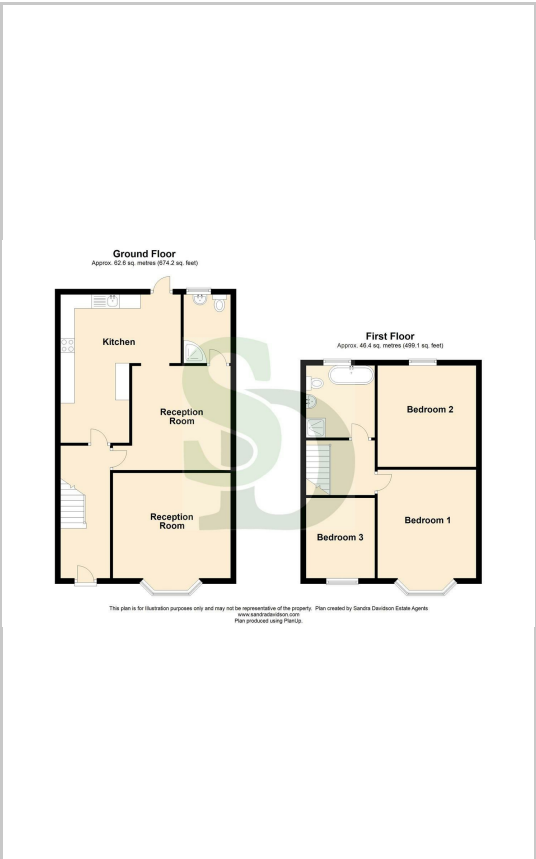
EXTERIOR 60'0" (18.29)  
The front drive is paved providing off street parking. The rear garden is circa 60' in depth.

AGENTS NOTE  
No services or appliances have been tested by Sandra Davidson Estate Agents.

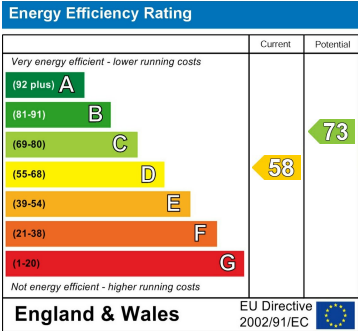
Area Map



Floor Plans



Energy Efficiency Graph



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