



Goodmayes Lane, Ilford, IG3 9NZ

Guide Price £725,000





Goodmayes Lane

Ilford, IG3 9NZ

Local Authority: Redbridge
Tax Band: E

- EPC RATING E
- Through lounge
- Two bathrooms
- Close to Crossrail Station
- Four/three bedrooms
- Kitchen
- Off street parking

GUIDE PRICE £725,000 to £750,000

Nestled in the vibrant area of Goodmayes Lane, Ilford, this charming middle terrace house offers a delightful blend of comfort and convenience. With three/four well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The house features a welcoming reception room, ideal for relaxation or entertaining guests.

The property boasts two bathrooms, ensuring ample facilities for busy mornings or unwinding after a long day. One of the standout features is the off-street parking, accommodating up to three vehicles, which is a rare find in this bustling area.

Location is key, and this home is ideally situated close to the Elizabeth Line, providing excellent transport links for commuters and easy access to central London. Additionally, residents will appreciate the proximity to local amenities, including shops, schools, and parks, making it a practical choice for everyday living.

This property presents a wonderful opportunity for those looking to settle in a lively community while enjoying the comforts of a spacious home. Don't miss the chance to make this delightful house your new home.

Guide Price £725,000



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|----------------------------|--------------------------------|
| ENTRANCE | |
| THROUGH LOUNGE | 23'4" x 11'1" (7.13m x 3.38m) |
| RECEPTION TWO/BEDROOM FOUR | 15'10" x 11'3" (4.83m x 3.43m) |
| KITCHEN | 11'4" x 10'2" (3.47m x 3.10m) |
| LEAN TO | 19'10" x 10'9" (6.07m x 3.30m) |
| UTILITY ROOM | 7'3" x 4'06" (2.21m x 1.24m) |
| BATHROOM | |
| STAIRS TO FIRST FLOOR | |
| BEDROOM ONE | 16'4" x 11'9" (4.98m x 3.59m) |
| BEDROOM TWO | 14'11" x 11'2" (4.57m x 3.42m) |
| BEDROOM THREE | 11'3" x 9'9" (3.43m x 2.99m) |
| SHOWER ROOM | 7'9" x 4'10" (2.38m x 1.48m) |



STAIRS TO LOFT

LOFT ROOM 24'8" x 10'3" (7.53m x 3.14m)

EXTERIOR 55' (16.76m)

OUTBUILDING

AGENTS NOTE

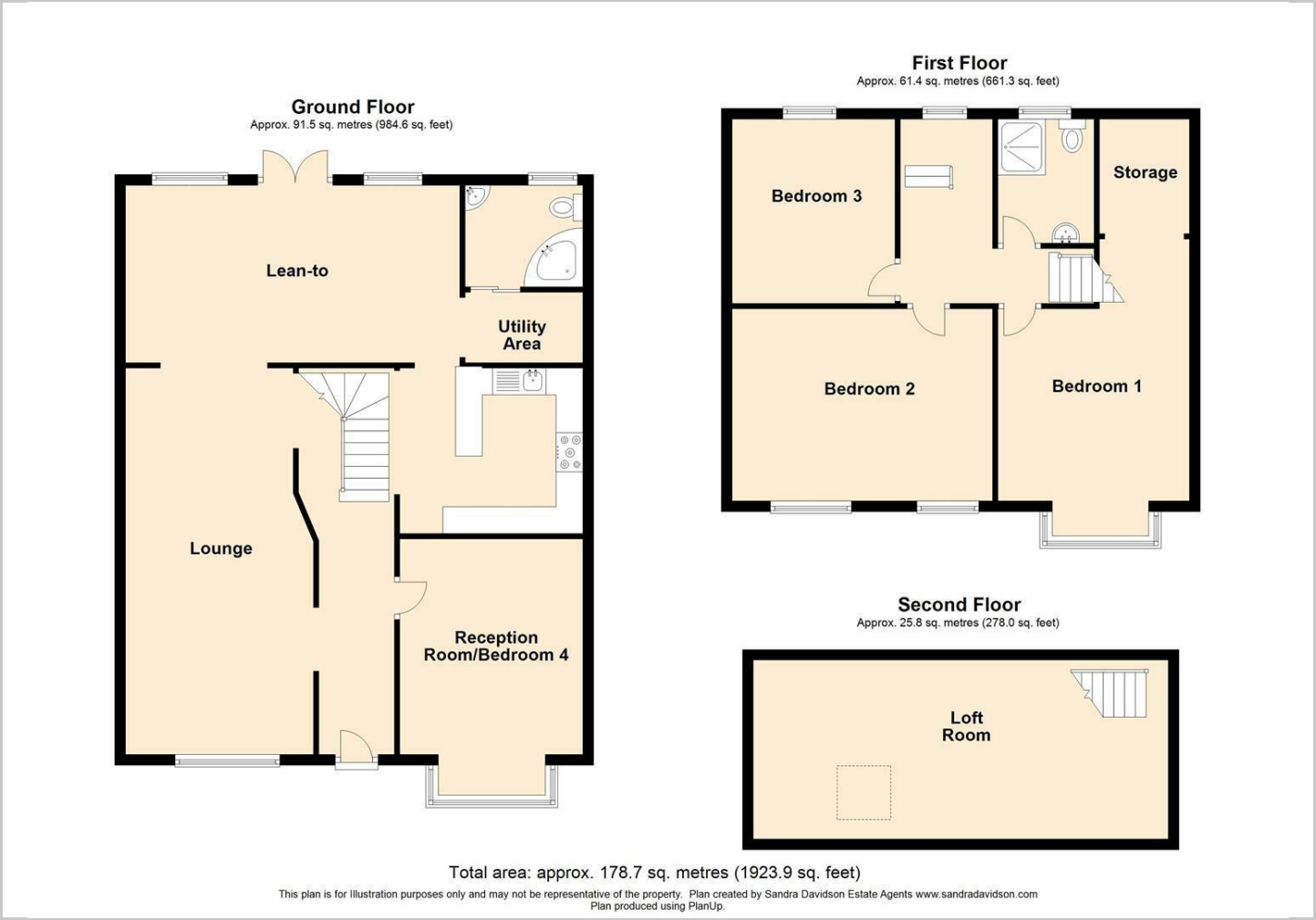
No service or appliances have been tested by Sandra Davidson Estate Agents.







Floor Plans



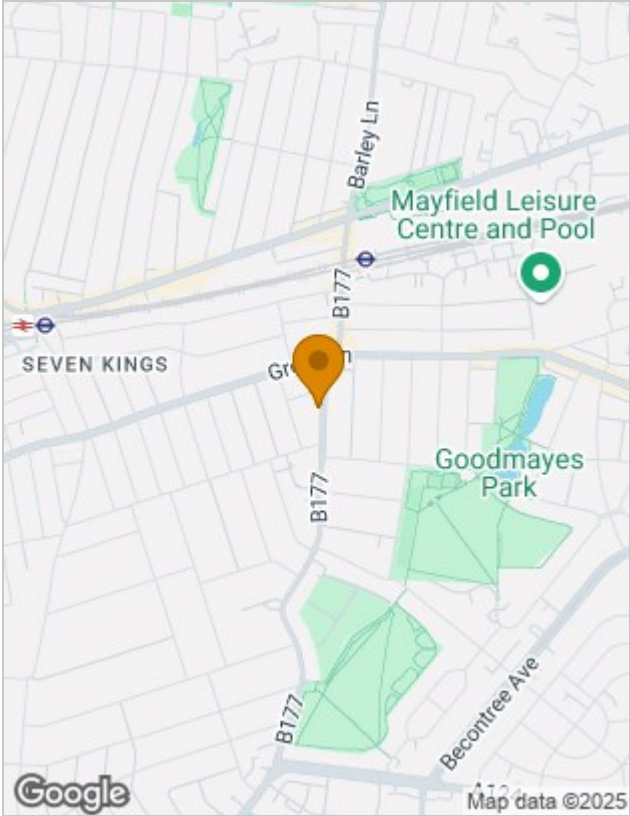
Viewing

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

