



Alloa Road, Goodmayes, IG3 9SP

£270,000







# Alloa Road

## Goodmayes, IG3 9SP

- EPC - TBC
- SIDE ACCESS TO GARDEN
- 145 YEARS LEASE
- GAS CENTRAL HEATING
- GROUND FLOOR FLAT
- OFF STREET PARKING
- WALKING DISTANCE TO GOODMAYES STATION (ELIZABETH LINE)
- DOUBLE GLAZED WINDOW

Nestled on Alloa Road in the charming area of Goodmayes, this delightful ground floor garden flat offers a perfect blend of comfort and convenience. With a generous living space, this property is ideal for individuals or couples seeking a cosy home.

The flat features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The bedroom is thoughtfully designed, providing a peaceful retreat for rest and relaxation. The bathroom is modern and functional, catering to all your daily needs.

One of the standout features of this property is the beautiful garden, accessible via side access, which offers a lovely outdoor space for enjoying fresh air or entertaining guests. The flat also benefits from off-street parking for one vehicle, ensuring that you have a secure place for your car.

Built in 1900, this flat has retained its character while incorporating modern amenities such as gas central heating and double-glazed windows, ensuring comfort throughout the seasons. With a lease length of 145 years remaining, this property presents a fantastic opportunity for both first-time buyers and investors alike.

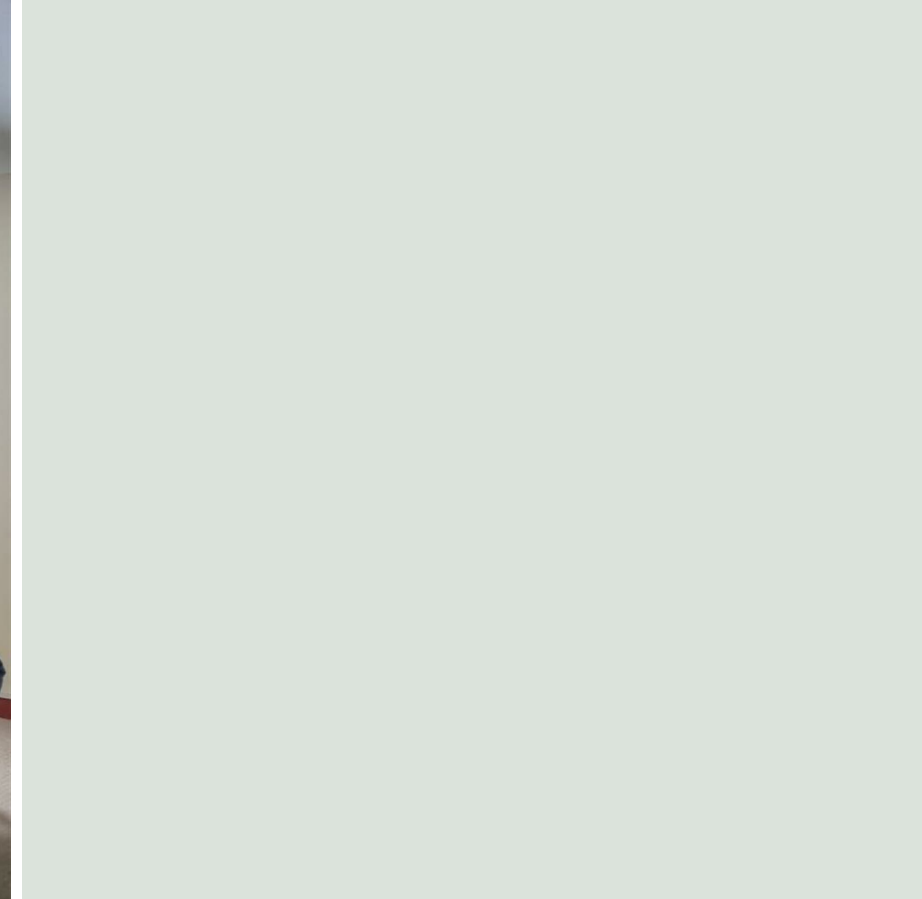
Conveniently located within walking distance to Goodmayes Station, commuting to London and beyond is a breeze. This charming flat is truly a must-see for anyone looking to embrace a vibrant community while enjoying the tranquillity of home. Don't miss your chance to make this lovely property your own.

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COMMUNAL ENTRANCE	
ENTRANCE TO FLAT	
RECEPTION ROOM	
	16'9" into bay x 12'3" (5.13m into bay x 3.74m)
SHOWER ROOM	8'9" x 5'3" (2.68m x 1.61m)
BEDROOM	15'10" x 7'5" (4.83m x 2.27m)
KITCHEN	9'6" x 6'5" (2.90m x 1.98m)
EXTERIOR	
AGENTS NOTE	



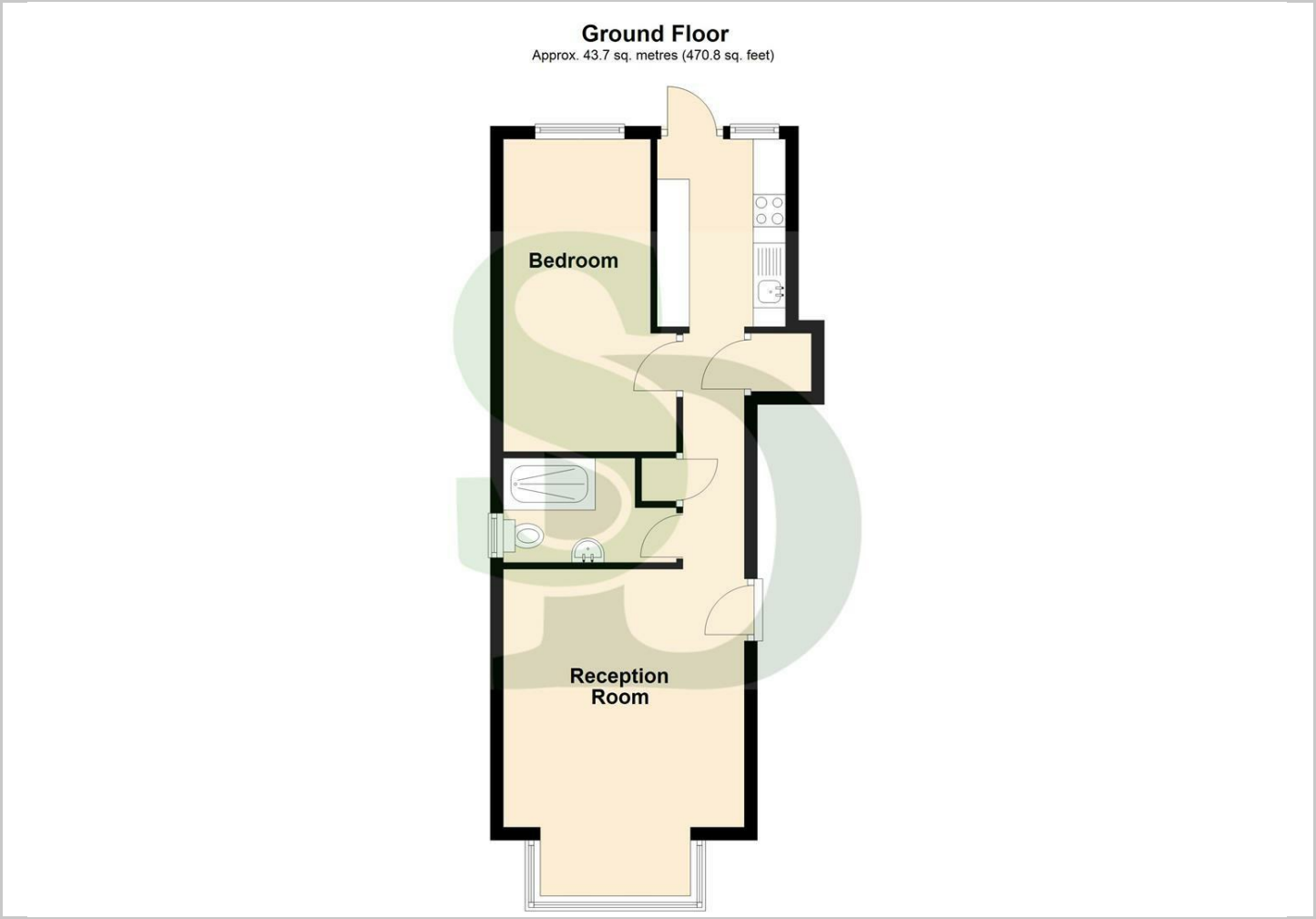


Directions





Floor Plans



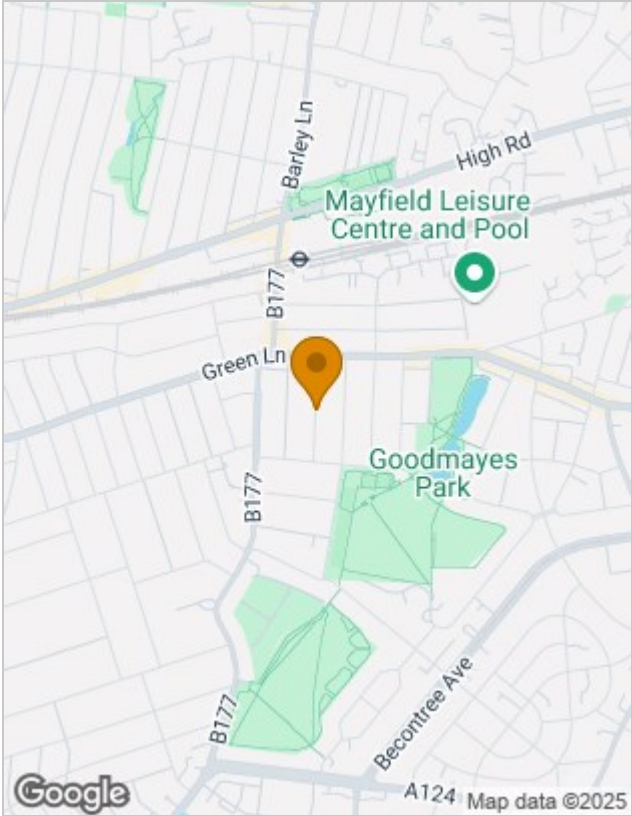
Viewing

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

