



DWELLING SOLUTIONS
PROPERTY CONSULTANTS

Douglas Road, Goodmayes, IG3
Freehold

Offers in Excess of £590,000



Looking for a modern, spacious family home located within an ideal residential area with fantastic amenities and great transport facilities.....Then look no further !!

Dwelling Solutions Limited
859 High Road, Goodmayes, IG3 8TG

Douglas Road, IG3 – offers in excess of £590,000
Call 0208 597 9176 to arrange a viewing

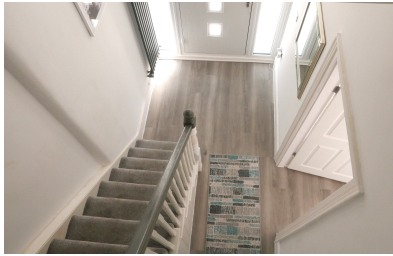


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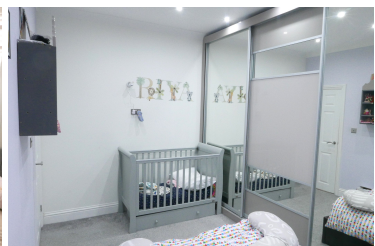


Dwelling Solutions are very pleased to present this recently refurbished family home located within the ever-popular area off Goodmayes. The property has been tastefully refurbished giving consideration to lighting, space and modern fixture/Fittings. The property further benefits from spacious living spaces and bedrooms for any large or growing family.

Ideally located on a quiet residential street within the popular area of Goodmayes the property also benefits from easy access to public transport, including Goodmayes train station (Elizabeth line), local shops and within the catchment of popular local schools.

Features:

- Extended Property
- 3 Good Size Bedrooms
- Spacious Reception Room
- Large Modern Kitchen
- Off Street Parking
- Gas Central Heating
- Double Glazing
- Lovely Large Bathroom
- Good size Garden with Outhouse
- Close to Local Schools, Amenities & Public Transport



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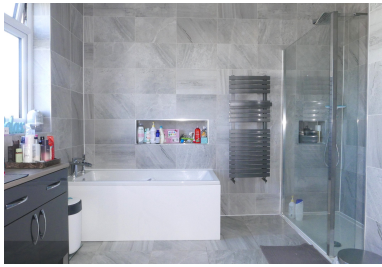


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Hallway:

Double glazed door, ceiling coving, spot lights, smoke alarm, wall mounted radiator, electrical sockets, built in storage cupboard with integrated shelves, staircase leading to the first floor landing, laminate flooring.

Reception Room: 25'09 x 10'06 followed by 16'08 x 11'03

Spacious L-shaped living room, double glazed bay window to front, fitted blinds, ceiling coving, spot lights, 2 x wall mounted radiators, aluminum finish electrical sockets, telephone port, laminate flooring.

Kitchen: 21'09 x 9'09 opening to 17'06

Modern, large fitted kitchen with a range of wall and base units, granite work top surfaces, partly tiled walls, sink unit with drainer and mixer tap, integrated cooker, integrated fridge and freezer, integrated dishwasher, integrated washing machine, aluminum electrical sockets, spot lights, dining area space, additional entertaining area currently used as play area, double glazed window to rear, bi-folding doors providing additional day light and access to the garden, tiled flooring

Ground Floor Bathroom:

Double glazed window facing the garden, tiled walls, w/c, wash basin integrated into unit with mixer tap, shower cubicle, thermostatic shower system integrated into the wall, shower head integrated into the ceiling, tiled flooring.

First Floor Landing

Ceiling coving, spot lights, smoke alarm, Doors leading to the bedrooms and bathroom, fitted carpet flooring

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Bedroom 1: 15'03 x 13'08

Double glazed bay window to the front, ceiling coving, light fixture, aluminum electrical sockets, radiator, built-in wardrobe, fitted carpet flooring.

Bedroom 2: 13'08 x 8'07

Double glazed window to the rear, ceiling coving, light fixture, aluminum electrical sockets, radiator, built-in wardrobe, fitted carpet flooring.

Bedroom 3: 9'08 x 9'04 to fitted wardrobe

Double glazed window to the front, light fixture, ceiling coving, aluminum electrical sockets, radiator, fitted laminate flooring.

Bathroom: 12'07 x 8'06

Double glazed obscure window to the rear, spot lights, tiled walls throughout, four-piece bathroom suite comprising of paneled bathtub with mixer tap and shower extension, wash basin with mixer tap integrated into large vanity unit, low level w/c, large shower cubicle with thermostatic shower system, wall mounted extractor fan, wall mounted cabinet, radiator, tiled flooring.

Rear Garden:

Paved area, mainly lawn area.

Garden Outhouse:

Double glazed door providing access, double glazed window, spot lights, all walls plastered and finished in matt white paint, electric sockets, loft hatch with ladder, laminate flooring.

Front Garden:

Paved drive way providing off street parking

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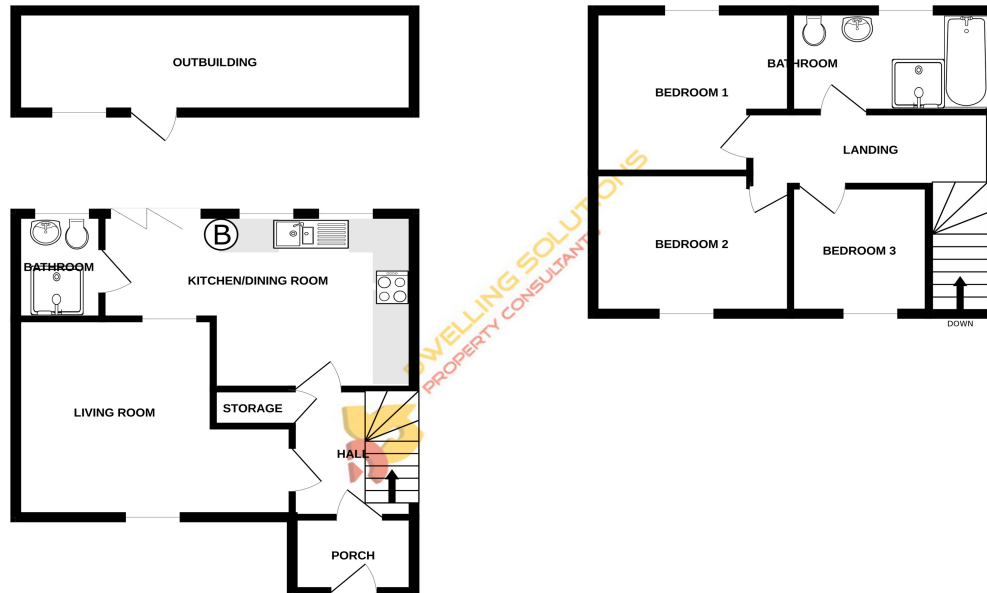


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Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

All Photographs are for guidance purposes only, items, fixture & fittings shown are not included unless specified separately. All measurements are approximate; no responsibility is accepted as to the accuracy of these particulars or statements made by our principles or staff concerning the above property and any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars.

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