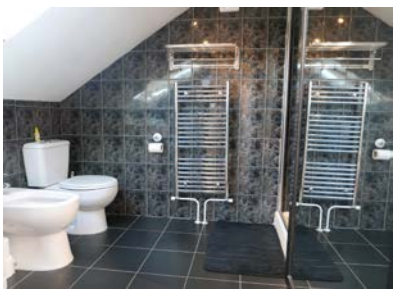




Talbot Gardens, Seven Kings, IG3
Freehold

Offers in excess of £700,000



Location, Location, Location !!!

**Looking for that spacious family home, lovingly maintained , in an ideal location,
Then look no further.....**

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

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Dwelling Solutions are very pleased to present this extended family home for sale. The property benefits from extensions to the side and rear of the property, offering spacious living for any large or growing family.

Ideally located within the ever popular area of Seven Kings the property further benefits from easy access to public transport, walking distance to Goodmayes train station (Crossrail line zone 4), local shops and schools.

The property has many features which include spacious reception rooms, good size bedrooms with fitted wardrobes and en-suite bathrooms, off street parking, outbuilding with electrics, spacious kitchen, megaflow water system with integrated water softener, integrated alarm system, double glazed and gas central heating.

Features:

- 5 Good size Bedrooms
- Bespoke Fitted wardrobes
- Spacious Reception rooms
- Spare w/c and utility area
- Off street parking x 2 cars
- Gas Central Heating
- Double Glazing
- Out House
- Integrated Alarm system
- Close to local schools and transport

Paved Driveway leading to double glazed porch door.

Porch

Double glazed door leading into Porch, double glazed wall panels, light fixture, tiled flooring

Hallway:

Double glazed door, ceiling coving, 2 x light fixture, smoke alarm, radiator, electrical sockets, staircase leading to the first floor landing, built in storage cupboards under the staircase, tiled flooring.

Reception Room 1: 27'06 x 13'9

Double glazed bay window to front, ceiling coving, 2 x light fixture, 3 x radiator, electrical sockets, telephone port, decorative wall features, wall light fixtures, Fitted carpet flooring.

Office / Reception 2: 11'07 x 5'06

Double glazed window to front, fitted blinds, spot lights, ceiling coving, radiator, electrical sockets, telephone port, wall fitted units, fitted carpet flooring,

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Reception room 3: 21'07 x 13'02

Spot lights, ceiling coving, 2 x light fixture with integrated fans, 2 x radiator, electrical sockets, telephone port, double glazed sliding door leading to the conservatory area, tiled flooring.

Utility room: 9'0 x 5'05"

light fixture, electrical sockets, radiator, wall mounted fitted units, tiled flooring.

Kitchen: 12'06 x 9'02

A range of wall and base units, fitted work top surfaces, partly tiled walls ,large sink unit with drainer and mixer tap, 5 plate cooker hob, integrated oven/grill, extractor hood, integrated deep fryer, integrated dishwasher, electrical sockets, light fixture, double glazed window to rear , tiled flooring.

Ground Floor W/C:

Tiled walls throughout, wash hand basin with integrated unit and mixer tap, low level w/c, chrome towel rail radiator, tiled flooring.

Conservatory: 23'08 x 11'01

Double glazed windows to rear, double glazed door leading to the garden, radiators, electrical sockets, plumbing for washing machine, fitted base units with worktop surface, tiled flooring.

Boiler room

Housing wall mounted Vaillant boiler, 300Litre megaflo system with integrated water softener, boiler thermostat. tiled flooring

Utility area

Single bowl sink and drainer with mixer tap, wall mounted and base units, worktop surface, tiled flooring.

First Floor Landing

Ceiling coving, light fixture, smoke alarm, Doors leading to the bedrooms and bathroom, staircase leading to the second floor landing area, fitted carpet flooring on staircase and landing area, a range of built in storage cupboards.

Bedroom 1: 14'04 x 9'08 to fitted wardrobes

Double glazed bay window to front, ceiling coving, light fixture, electrical sockets, radiator, large bespoke fitted wardrobe, laminate flooring.

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Bedroom 2: 12'01 x 11'03 to fitted wardrobes

Double glazed window to the rear, ceiling coving, light fixture, electrical sockets, radiator, fitted wardrobe, laminate flooring,

Bedroom 3: 14'04 x 7'03 to fitted wardrobes

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

Bedroom 4: 12'01 x 10'05 to fitted wardrobes

Double glazed window to the rear, fitted blinds, spot lights, ceiling coving, electrical sockets, fitted wardrobes, radiator, fitted carpet flooring, further access to

En-suite

Tiled walls throughout, wash basin with integrated unit and mixer tap, low level w/c, chrome towel rail heater, shower cubicle with thermostatic mixer shower, tiled flooring

Family Bathroom: 8'01 x 5'04

Double glazed obscure window to side, spot lights, tiled walls throughout, three piece bathroom suite comprising of paneled bathtub with thermostatic shower system, wash basin with mixer tap integrated into large fitted unit, low level w/c, wall mounted extractor fan, chrome towel rail radiator, tiled flooring.

Second Floor Landing

ceiling coving, light fixture, door leading to the bedroom, fitted carpet flooring on staircase and landing area. Door leading into additional storage room

Bedroom 5: 17'07 x 12'02

Double glazed windows to rear and front, spot lights, electrical sockets, radiator, built-in storage cupboards, fitted wardrobes, laminate flooring. Further access to

En-suite

Double glazed window to rear, spot lights, tiled walls throughout, chrome towel rail radiator, wash basin with integrated unit and mixer tap, low level w/c, shower cubicle, tiled flooring

Rear Garden:

Spacious garden with raised flower beds, access to out building

Outbuilding:

The out building has the added benefit of being split into two sections proving spacious storage space with built in shelves. Double glazed window, double glazed door, light fixture, electrical sockets, shower cubicle, wash basin with mixer tap, low level w/c.

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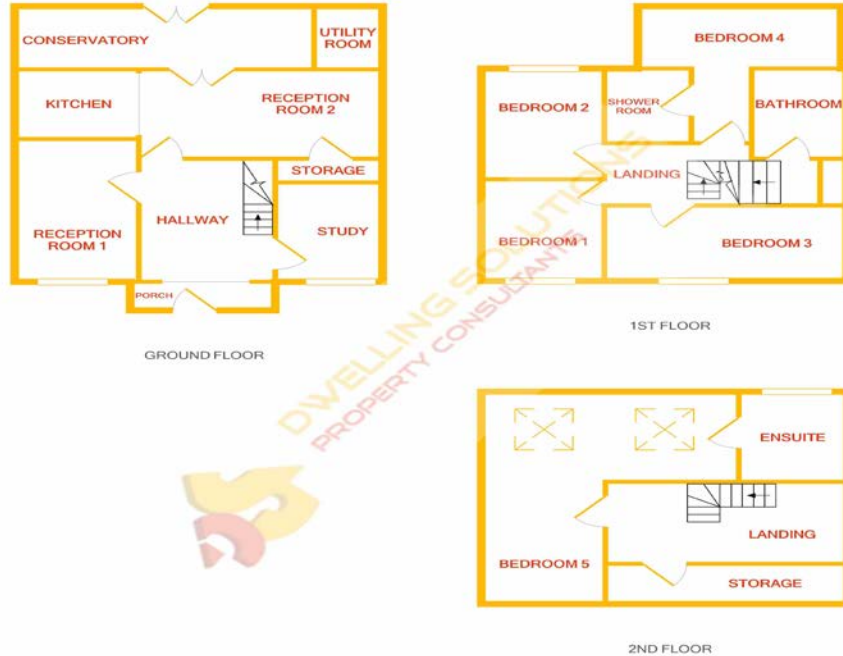
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Front Garden:

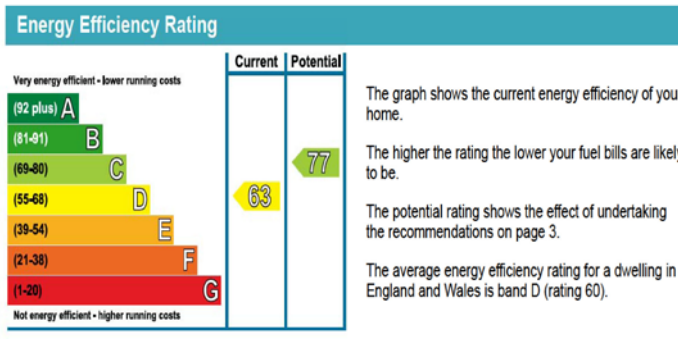
Paved drive way providing off street parking for 2 cars

Floor Plan:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EPC:



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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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