



## Norfolk Road, Seven Kings, IG3 8LH

Offers In Excess Of £825,000



\*\* RARE TO MARKET DOUBLE FRONTED HOUSE WITH PARKING IN A PRIME LOCATION IN SEVEN KINGS \*\*

\* VIRTUAL TOUR ONLINE \*

OC Homes are delighted to present to the sales market, this well-presented wider than average four-bedroom double fronted house with off street parking, on a sought after road within walking distance to Seven Kings Station.

This spacious property with lots of natural light throughout, comprises; a lovely wide entrance hallway with access to the basement, two reception rooms, a large kitchen/diner with additional semi open dining room, a ground floor three piece shower room, and good size rear garden with outhouse, all of which is situated on the ground floor. The first floor has two good size double bedrooms, two further bedrooms, a three piece bathroom suite, and stairs up to a sizeable fully decorated loft room which can be converted into a useable bedroom with en-suite by creating a full dormer conversion (STPP).

Other benefits include the solar panels which provide excellent energy efficiency and a saving on electricity bills, gated off-street parking, being within the catchment area for some outstanding local schools, being in close proximity to a number of local amenities and public transport links, as well as the aforementioned scope to fully convert the sizeable loft room if required. This property is sure to attract a lot of interest and viewings are highly recommended.

- DOUBLE FRONTED HOUSE
- OFF STREET PARKING
- FULLY DECORATED LOFT ROOM
- LARGE KITCHEN / DINER
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER LOCATION
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



Norfolk Road, Ilford, IG3

GROSS INTERNAL AREA  
224.9 sq m / 2421 sq ft



**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		80
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Disclaimer - Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



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