



DWELLING SOLUTIONS
PROPERTY CONSULTANTS

Blythwood Road, Goodmayes, IG3
Freehold

Offers in excess of £535,000



Spacious Family Home with Huge Potential!!

Looking for that family home, to which you can add your own personal touch...Then look no further!!

Dwelling Solutions are very pleased to present the opportunity to acquire this lovely family home located in the heart of the popular Goodmayes area. The property offers 3 good size bedrooms including spacious living and kitchen areas for any large or growing family.

Due to the fantastic location the property further benefits from easy access to public transport, including 5 mins walk to Goodmayes train station (Elizabeth line), an array of local shops including 24Hrs Tesco extra and within the catchment of popular local schools / college.

The property is being sold with no onward chain. We would strongly recommend viewing this family home to avoid any disappointment!!!

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

Blythwood Road, IG3– offers in excess of £535,000
Call 0208 597 9176 to arrange a viewing



Moving with us is the Best Solution!





Features:

- 3 Good size Bedrooms
- Spacious Reception rooms
- Large spacious kitchen
- Spare ground floor toilet
- Gas Central Heating
- Double Glazing throughout
- Off street parking
- Close to local schools and college
- Fantastic Transport links and Local Amenities
- No onward Chain

Hallway:

wooden door, ceiling coving, light fixture, smoke alarm, radiator, electrical sockets, staircase leading to the first floor landing, fitted carpet flooring.

Reception room 1: 16'06 x 13'08

Double glazed bay window to the front, ceiling coving, light fixture, radiator, electrical sockets, telephone port, fitted carpet flooring.

Kitchen: 19'06 x 12'06 narrowing to 8'10

Spacious fitted kitchen with a range of wall and base units, rolled over work top surfaces, partly tiled walls, double glazed window to the rear, sink unit with drainer and mixer tap, integrated cooker hob, integrated oven/grill, plumbing for washing machine and dish washer, electrical sockets, spot lights, vinyl flooring.

Additional utility area: 6'07 x 4'08

Double glazed window to the rear, plumbing for washing machine and tumble dryer, wall mounted combi boiler, double glazed door leading to the garden, vinyl flooring

Ground Floor Toilet:

Light fixture, partly tiled walls, w/c, integrated wash basin with mixer tap, radiator, vinyl flooring.

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First Floor Landing

Ceiling coving, light fixture, smoke alarm, doors leading to the bedrooms and bathroom, fitted carpet flooring

Bedroom 1: 16'09 x 10'08

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

Bedroom 2: 12'07 x 8'07 to fitted wardrobe

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

Bedroom 3: 9'06 x 8'09

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

Bathroom: 9'07 x 8'06

Double glazed obscure window to the rear, light fixture, partly tiled walls, three-piece bathroom suite comprising of paneled bathtub with mixer tap, pedestal wash basin with mixer tap, low level w/c, wall mounted extractor fan, wall mounted cabinet, vinyl flooring.

Rear Garden:

Good size garden, spacious paved tiling ideal for seating area, remainder lawn with side flower beds, paved area to rear of garden ideal for sheds or additional seating area.

Front Garden:

Paved drive way providing off street parking.

Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 61 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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