



Brownlea Gardens, Seven Kings, IG3 9NL

Offers In Excess Of £850,000



**** STUNNING 4 BEDROOM BUNGALOW FINISHED SUPERBLY IN SOUGHT AFTER BUNGALOW ESTATE. LARGE ANNEXE AND PLANNING APPROVED FOR SUBSTANTIAL LOFT CONVERSION ****

OC Homes are delighted to present to the sales market this beautifully finished four bedroom semi detached bungalow in Brownlea Gardens, IG3. The property is located in a premier location on a lovely tree-lined residential street on the highly desirable Bungalow Estate in Seven Kings. This property is superbly presented throughout, having been fully renovated by the owners and boasts circa 500 sq ft annexe to the rear as well as planning permission approval for a loft conversion to add a further two bedrooms and bathroom.

The property spans over 2100 sq ft including the annexe, and is finished to exacting standards throughout. Accommodation comprises; entrance hallway, large double reception room, three double bedrooms, four-piece bathroom suite, further bedroom/study room, and stunning open plan area with modern kitchen, as well as access to the sizeable loft space (which can be converted as per plans subject to usual permissions). Externally, the property benefits from off-street parking to the front, lovely west facing private garden and a substantial annexe / guest house to the rear with reception room, office area, and shower room.

Benefits include; high quality engineered oak flooring throughout the property, multi zone underfloor heating in the rear extension area, CCTV and alarm system, granite kitchen worktops and high spec kitchen, high quality decking area with IPE wood finish, the large annexe, and being located close to the Elizabeth Line for easy direct access into the City and onto Heathrow Airport.

The property is offered chain free, is the ideal multi-generational family home finished superbly throughout, with further scope to expand, sure to attract a lot of interest and makes the perfect home in a much sought after location. To arrange a viewing please call the OC Homes sales team now.

- OVER 2100 SQ FT COMBINED LIVING SPACE
- LARGE ANNEXE WITH SHOWER ROOM
- PLANNING APPROVED FOR LOFT CONVERSION
- STUNNING OPEN PLAN LIVING & KITCHEN AREA
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER BUNGALOW ESTATE LOCATION
- HIGH QUALITY FINISH THROUGHOUT
- SCOPE FOR FURTHER EXPANSION
- CHAIN FREE

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.





Brownlea Gardens, IG3

158.5 sq m / 1706 sq ft

43.9 sq m / 472 sq ft



GROUND FLOOR AREA (GFA)
The footprint of this property
158.5 sq m / 1706 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.2 sq m / 23 sq ft

EXTERNAL FEATURES
Garden, Driveway, Terrace, Transoms etc.
261.2 sq m / 2811 sq ft

RESTRICTED HEAD HEIGHT
Limited on area under 1.3m
0.0 sq m / 0.0 sq ft

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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