



**Goodmayes Avenue**

, Goodmayes, IG3 8TN

Offers In Excess Of £490,000

**Redbridge**

**D**



CLOSE TO ELIZABETH LINE

Nestled in the charming area of Goodmayes, this delightful three-bedroom house on Goodmayes Avenue offers a perfect blend of comfort and convenience. Ideal for families or professionals, the property boasts a well-appointed bathroom and ample living space, making it a welcoming retreat after a busy day.

One of the standout features of this home is its proximity to the Elizabeth Line, providing excellent transport links to central London and beyond. This makes commuting a breeze, allowing you to enjoy the vibrant city life while residing in a peaceful neighborhood. Additionally, the area is well-served by local amenities, ensuring that all your daily needs are within easy reach. From shops to parks, everything you require is just a stone's throw away.

For those with vehicles, the property includes parking for one car, adding to the convenience of living in this desirable location. Whether you are looking to settle down or seeking a rental opportunity, this house presents



## ENTRANCE

RECEPTION ONE 12'0" x 12'2" (3.66m x 3.73m)

Double glazed window. Radiator.

RECEPTION TWO 12'11" x 11'3" (3.94m x 3.45m)

Double glazed window. Radiator.

KITCHEN 9'5" x 8'0" (2.88m x 2.44m)

Range of wall and base units. Gas cooker point. Single bowl drainer sink unit. Further door to:-

LEAN TO 13'10" x 4'1" (4.22m x 1.26m)

Double glazed window and door to rear.

CLOAKROOM 4'1" x 2'7" (1.26m x 0.80m)

Wash hand basin and low flush w.c.

## STAIRS TO FIRST FLOOR

BEDROOM ONE 11'9" x 11'7" (3.60m x 3.55m)

Double glazed window. Radiator.

BEDROOM TWO 13'0" x 8'4" (3.98m x 2.56m)

Double glazed window. Radiator.

BEDROOM THREE 8'8" x 7'7" (2.65m x 2.32m)

Double glazed window. Radiator.

BATHROOM 9'9" x 5'1" (2.99m x 1.56m)

Panelled bath, wash hand basin and low flush w.c.

EXTERIOR 38' (11.58m)

The rear garden is circa 38' in depth.

## AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.

Client Money Protection

We are members of the Propertymark Client Money Protection (CMP) Scheme.

Our Client Money Protection certificate is available upon request or it can be found on our website:

<https://www.sandradavidson.com/>

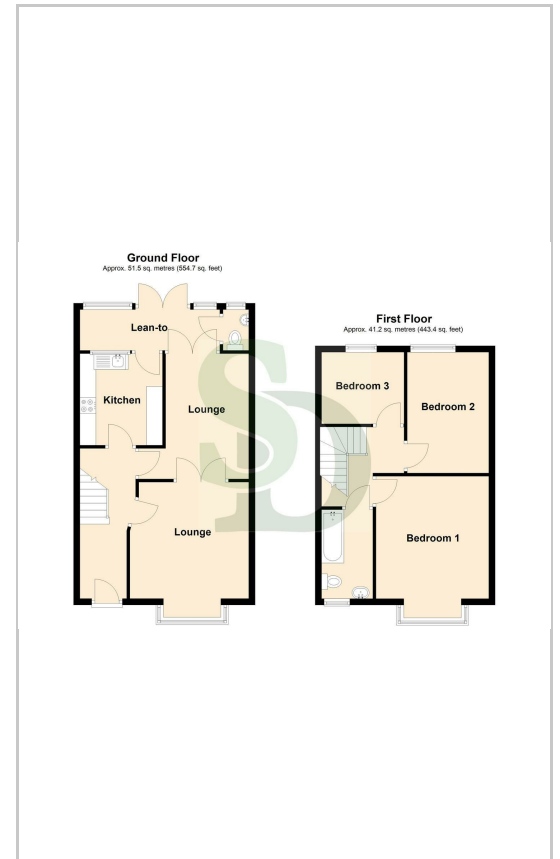
Redress

We hold independent redress with The Property Ombudsman

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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