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32 Downshall Avenue
Goodmayes, Essex IG3 8NB
Price guide £600,000

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*** PRICE GUIDE £600,000 - £650,000 *** CHAIN FREE *** An exceptional four-bedroom extended mid-terrace residence, ideally positioned within a sought-after IG3 location and offered to the market chain free. This impressive family home boasts a spacious and contemporary extended kitchen/diner, perfectly designed for modern living and entertaining, alongside two well-appointed bathrooms and generous accommodation arranged over multiple floors. Combining both space and versatility, the property is ideally suited to growing families seeking a refined yet practical home. Conveniently located within close proximity to a range of highly regarded primary and secondary schools, as well as excellent transport links including Newbury Park and Seven Kings Stations, this is a superb opportunity to acquire a substantial home in a well-connected and family-friendly setting.

ENTRANCE PORCH

UPVC entrance door with double glazed leaded light style insert, leaded light style double glazed fanlights and sidelights, UPVC obscure double glazed door with obscure double glazed fixed sidelights and fanlights over to:

ENTRANCE HALL

Stairs to first floor, wood strip flooring, coved cornice, double radiator, storage cupboard understairs, door to:

THROUGH LOUNGE 27'7 x 13'1 (8.41m x 3.99m)

Six light leaded light style double glazed bay with fanlights over, radiator, further double radiator, wooden double doors leading to rear extension.

KITCHEN/DINER EXTENSION 18'8 x 15'1 (5.69m x 4.60m)

Range of wall and base units, working surfaces, cupboards and drawers, sink top unit with mixer tap, plumbing for dishwasher, space for gas oven with extractor hood over, part tiled walls, double radiator, two light double glazed window with fanlights over, double glazed sliding patio door with fixed sidelight leading to rear garden, door to:

UTILITY ROOM

Tiled walls, plumbing for washing machine, door to:

CLOAKROOM

Low level wc, pedestal wash hand basin, tiled walls, obscure double glazed window with fanlight over.

FIRST FLOOR LANDING

Stairs to second floor landing.

BEDROOM ONE 15'1 x 12'6 (4.60m x 3.81m)

Six light leaded light style double glazed bay with fanlights over, radiator, wood strip flooring, fitted wardrobes to one wall.

BEDROOM TWO 12'2 x 11'2 (3.71m x 3.40m)

Double glazed window with fanlight over, radiator, wood strip flooring, fitted wardrobes to one wall, cupboard housing Worcester combi boiler, picture rail.

BEDROOM THREE 8'6 x 6'11 (2.59m x 2.11m)

Two light leaded light style double glazed window with fanlights over, wood strip flooring, radiator, picture rail.

BATHROOM 7'10 x 6'7 (2.39m x 2.01m)

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, tiled walls, obscure double glazed window with fanlight over.

SECOND FLOOR LANDING

BEDROOM FOUR/LOFT ROOM 17'9 x 14'9 (5.41m x 4.50m)

Two light double glazed window with fanlight over, double glazed Velux window, eaves storage, fitted wardrobes to one wall.

SHOWER ROOM 6'3 x 5'7 (1.91m x 1.70m)

Glass shower enclosure with bi folding door, electric power shower and hand held shower attachment, pedestal wash hand basin with mixer tap, low level wc, heated towel rail, tiled walls, extractor fan, double glazed window with fanlight over.

REAR GARDEN

Approx 60ft Paved patio area, lawn area, paved pathway leading to rear patio, shed on hardstand, outside light, outside tap, mature shrubs.

FRONT GARDEN

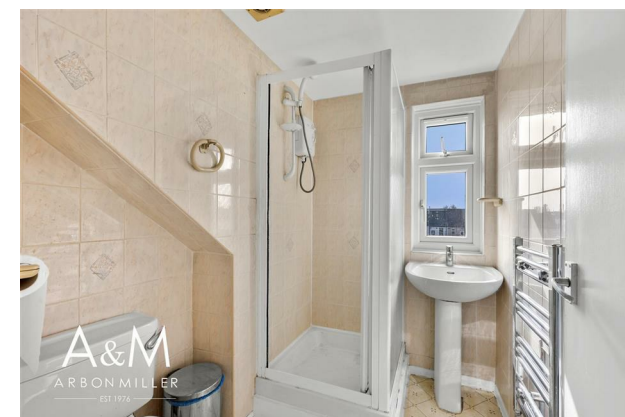
Paved front garden.

COUNCIL TAX

London Borough of Redbridge - Band B

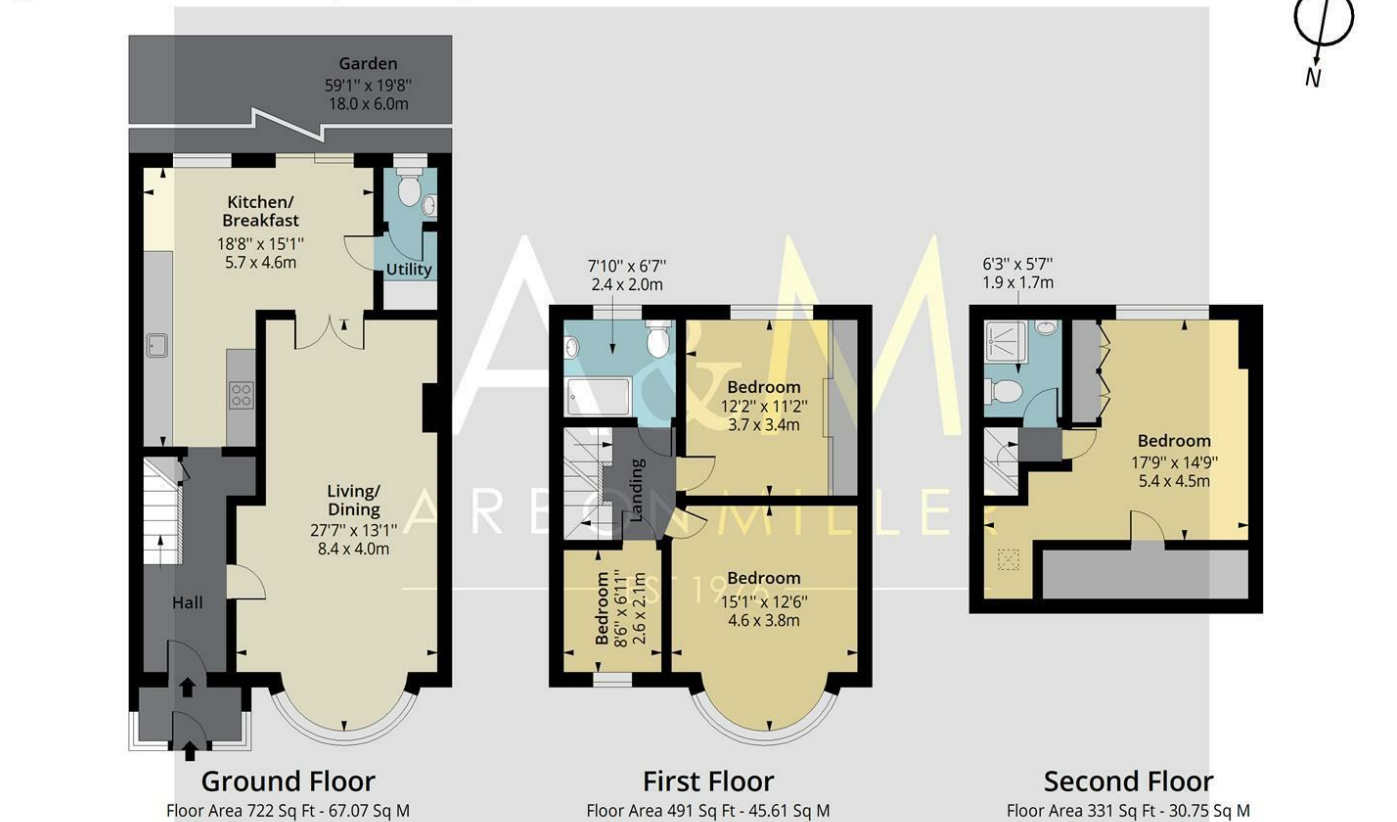
AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



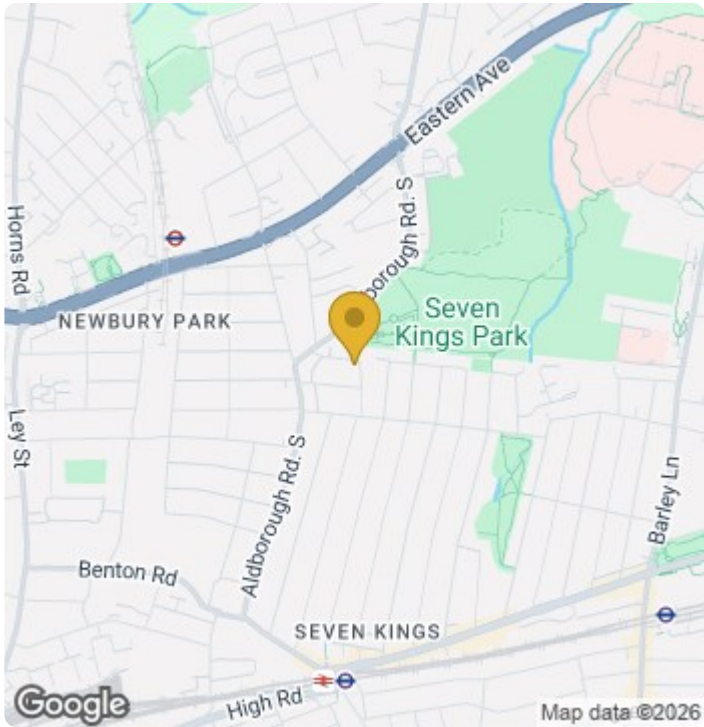
Downshall Avenue IG3

Approx. Gross Internal Area 1544 Sq Ft - 143.44 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 24/3/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(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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