

A&M
ARBON MILLER
EST 1976

A&M
ARBON MILLER
EST 1976

2 Suffolk Road
Seven Kings, Essex IG3 8JF
Price guide £560,000

2 Suffolk Road, Seven Kings, Essex IG3 8JF

*** Price Guide: £560,000 to £585,000 *** Located in the sought-after Seven Kings School catchment, this beautifully extended three-bedroom semi-detached bungalow offers a fantastic opportunity for families and commuters alike. Situated just 0.3 miles from Newbury Park Station, the property provides excellent access to Central Line services, alongside a wide array of local shops, amenities, and regular bus routes. Enjoy the green open spaces of Seven Kings Park, just a short stroll away, perfect for family outings and leisure. Nestled on a quiet residential turning just off Aldborough Road South, this charming home has already been extended and offers further potential to develop, with scope for a loft conversion (subject to planning permission). Don't miss this chance to secure a spacious, well-located bungalow with future potential in a prime part of Seven Kings.

ENTRANCE HALL

Entrance door with obscure glazed sidelights, leaded light style sealed unit aluminium double glazed window to flank, wood strip style flooring, two radiators, multi glazed door to all rooms, part open to conservatory addition.

LOUNGE

Serving hatch to kitchen, spotlights to ceiling, four wall light points.

CONSERVATORY

Radiator, wood strip style flooring, various double glazed windows with fanlights over, double glazed door to rear garden.

KITCHEN

Base and wall units, working surfaces, cupboards and drawers, two built-in ovens with microwave above, recess for American style fridge/freezer, five ring gas hob with extractor hood over, sink bowl with mixer tap, spotlights to ceiling, part tiled walls, obscure double glazed door with fixed sidelight and fanlight over to utility area/lean to addition.

UTILITY AREA/LEAN TO ADDITION

Plumbing for washing machine, wall

mounted Valiant combi boiler, part tiled walls, stainless steel sink top with mixer tap, working surface with cupboards below, obscure leaded light style aluminium double glazed door to front aspect.

BEDROOM ONE

Three light leaded light style double glazed aluminium bay window with fanlight over, spotlights to ceiling, wood strip style flooring.

BEDROOM TWO

Aluminium double glazed window with fanlight over to rear, double radiator, wood strip style flooring, large access to loft via pull down ladder.

BEDROOM THREE

Leaded light style aluminium double glazed window with fanlights over, wood strip style flooring, double radiator, spotlights to ceiling.

SHOWER ROOM/WC

Tiled shower enclosure with thermostatically controlled shower unit, low level wc, vanity unit with wash hand basin with mixer tap, upright heated towel

rail, leaded light style obscure double glazed aluminium window with two fanlights over, spotlights to ceiling, extractor fan.

SEPARATE WC

REAR GARDEN

Mainly laid to block paving, storage shed at rear, outside tap.

FRONT GARDEN

Providing multiple OFF STREET PARKING spaces.

COUNCIL TAX

London Borough of Redbridge - Band D

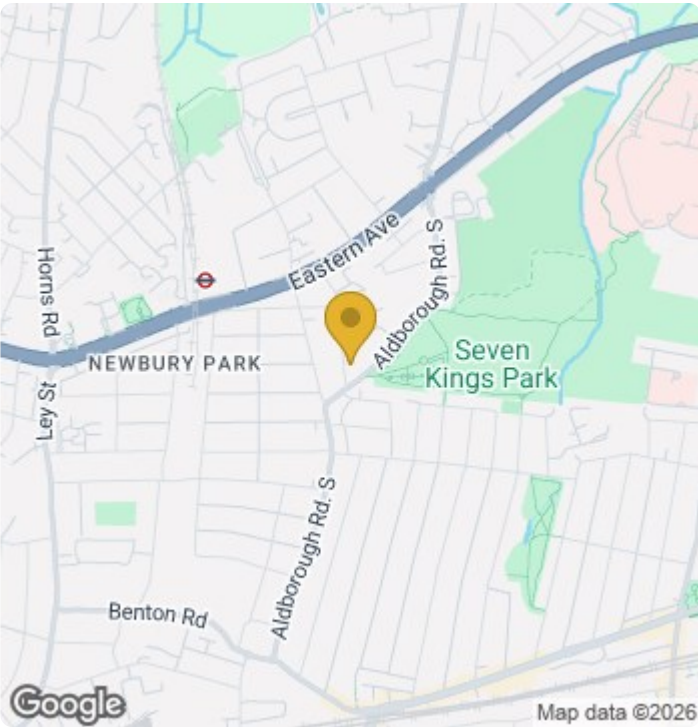
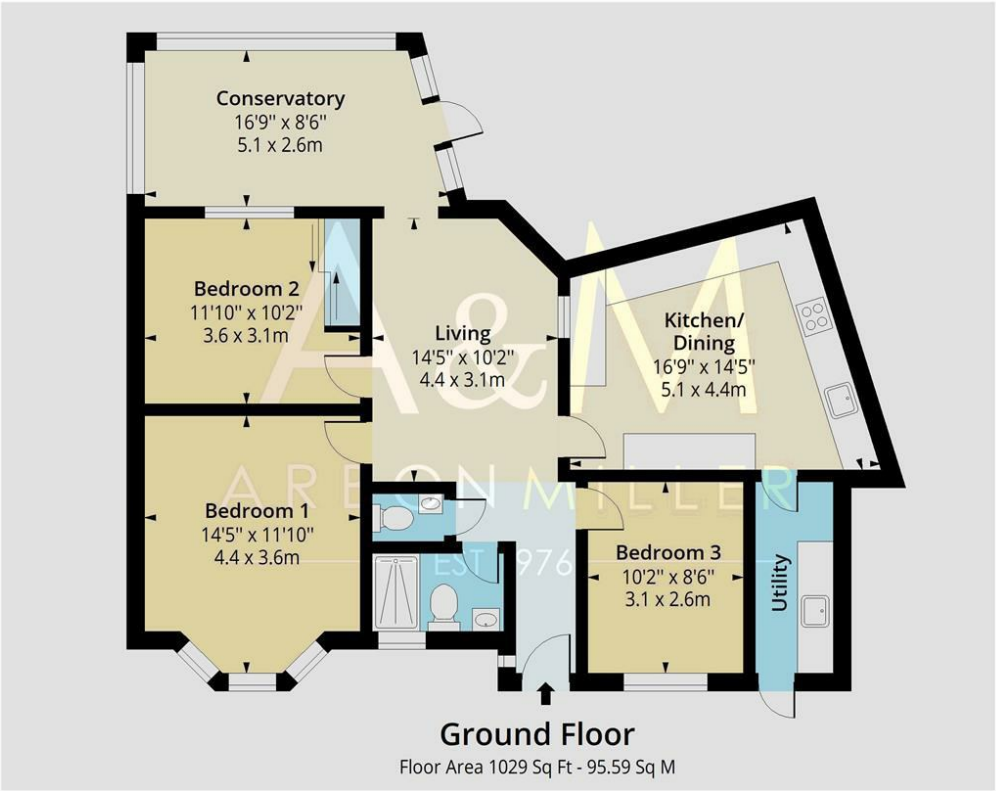
AGENTS NOTE

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.



Suffolk Road, IG3

Approx. Gross Internal Area 1029 Sq Ft - 95.59 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: 6/8/2025

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