



Cobham Road, Seven Kings, IG3 9JN

Offers In Excess Of £475,000



Offers In Excess Of £475,000

# Cobham Road

Seven Kings, IG3 9JN

- EPC RATING D
- Lounge
- Bathroom
- Close to South Park
- Three bedrooms
- Kitchen
- Off street parking

Nestled on the charming Cobham Road in Seven Kings, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area.

One of the standout features of this home is its proximity to South Park, a lovely green space where you can enjoy leisurely walks or family picnics. Furthermore, the convenience of being close to an Elizabeth Line station makes commuting to London and beyond a breeze, enhancing the appeal for professionals and families alike.

This property presents an excellent opportunity for those looking to settle in a vibrant community with easy access to local amenities and transport links. Don't miss the chance to make this charming house your new home.



## ENTRANCE

RECEPTION ONE 24'7" x 12'0" (7.50m x 3.68m)

KITCHEN 17'5" x 7'11" (5.33m x 2.42m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 11'3" x 10'11" (3.43m x 3.33m)

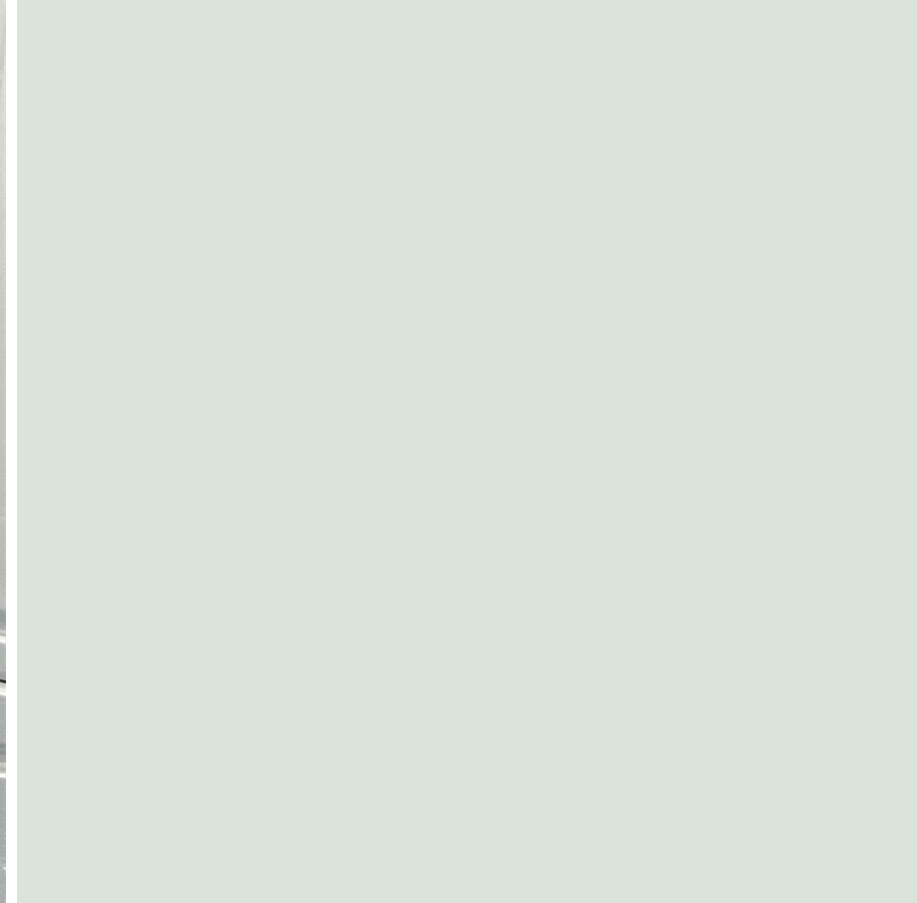
BEDROOM TWO 13'0" x 9'10" (3.98m x 3.00m)

BEDROOM THREE 7'0" x 6'2" (2.15m x 1.88m)

BATHROOM 9'6" x 7'4" (2.92m x 2.24m)

EXTERIOR 42' (12.80m)

AGENTS NOTE

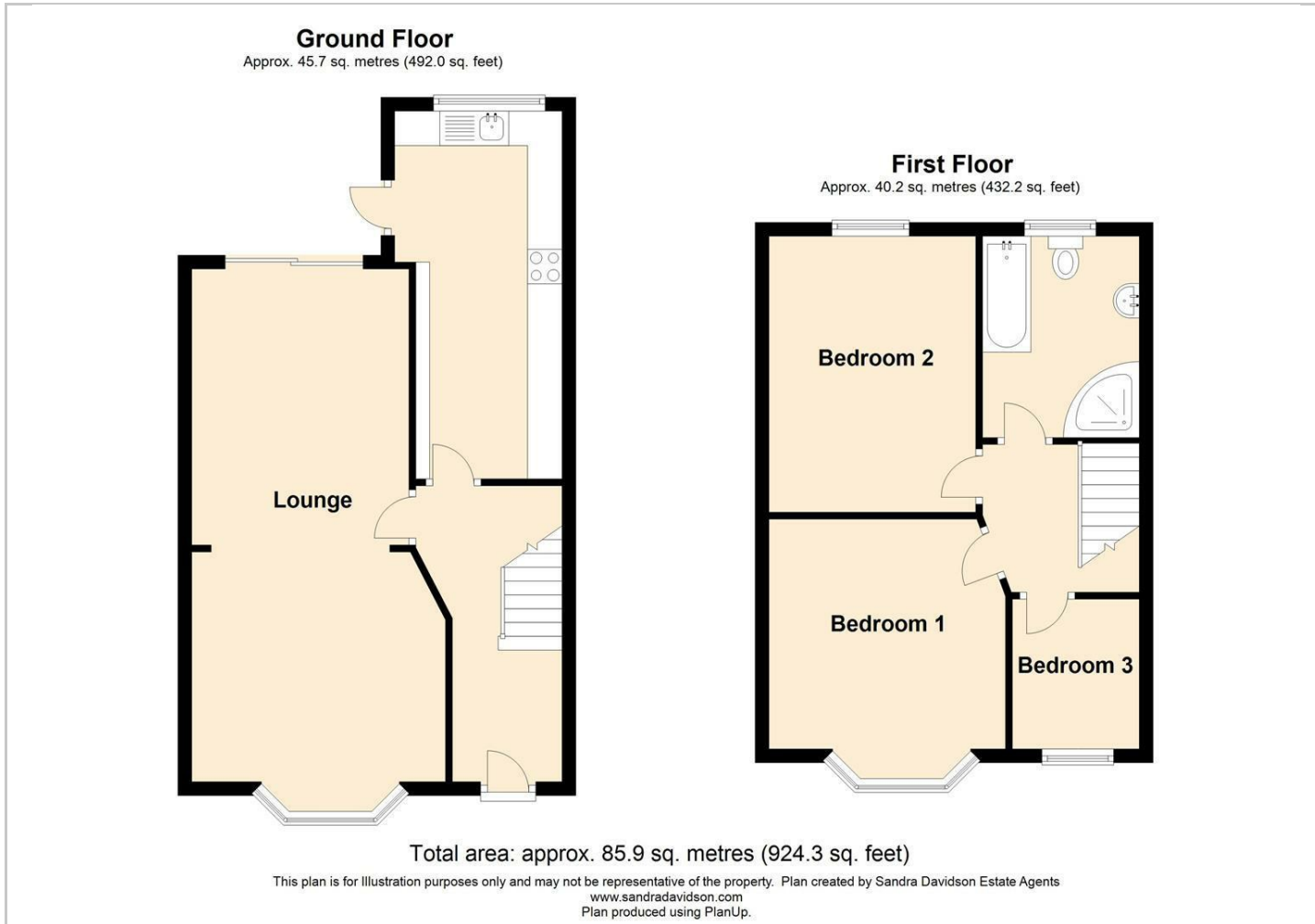


Directions





## Floor Plans



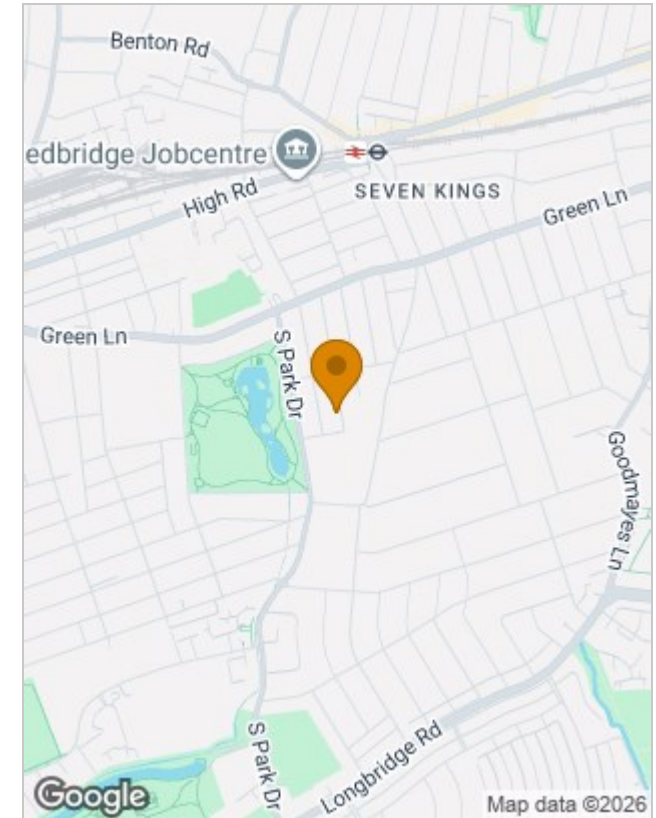
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

353 Green Lane, Seven Kings, Essex, IG3 9TH  
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>

## Location Map



## Energy Performance Graph

