



Cambridge Road, Seven Kings, IG3 8LZ

Guide Price £575,000



Cambridge Road

Seven Kings, IG3 8LZ

- EPC RATING TBC
- Two reception rooms
- Bathroom
- Close to Elizabeth Line and Central Line
- Four bedrooms
- Kitchen
- Off street parking
- CHAIN FREE

GUIDE PRICE £575,000 to £600,000

Sandra Davidson are pleased to present this charming property located on Cambridge Road in Seven Kings! This delightful house boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there is ample space for the whole family to unwind and make this house a home.

The property features a bathroom, ensuring convenience and comfort for all residents. Additionally, the off-street parking and space for one vehicle provide ease and accessibility for those with a busy lifestyle.

Situated close to the Elizabeth Line, commuting has never been easier, offering quick and convenient travel options for work or leisure. The potential to extend the property, subject to planning permission, opens up exciting possibilities for personalizing and expanding this already wonderful home.

Furthermore, the chain-free status of this property eliminates any delays or complications in the buying process, making it a hassle-free investment opportunity. Don't miss out on the chance to own a piece of this vibrant community in Seven Kings!

Contact us today to arrange a viewing and envision the endless potential that this property holds for you and your family.



ENTRANCE

RECEPTION ONE 14'2" x 11'2" (4.34m x 3.42m)

RECEPTION TWO 14'1" x 10'8" (4.30m x 3.26m)

KITCHEN 17'2" x 10'0" (5.24m x 3.07m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 13'4" x 11'4" (4.08m x 3.46m)

BEDROOM TWO 14'0" x 10'10" (4.29m x 3.31m)

BEDROOM THREE 14'5" x 10'3" (4.41m x 3.14m)

BEDROOM FOUR 11'2" x 6'5" (3.41m x 1.96m)

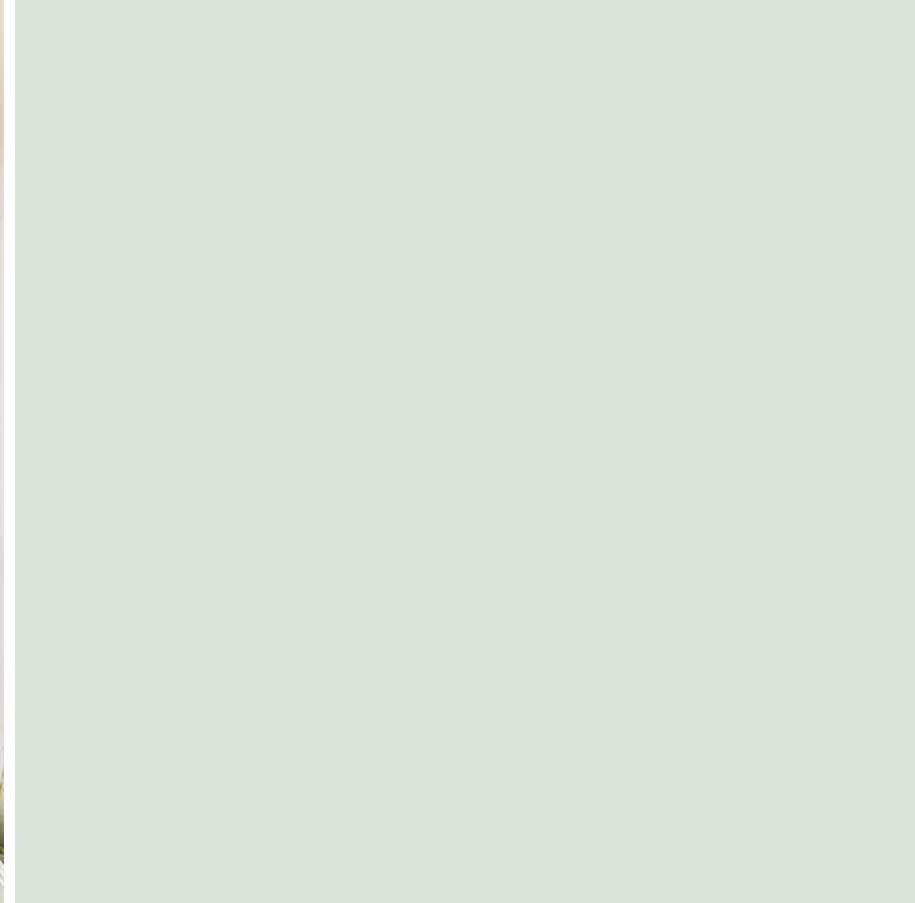
BATHROOM 6'10" x 4'11" (2.10m x 1.52m)

EXTERIOR 40' (12.19m)

OUTBUILDING 19'1" x 6'0" (5.83m x 1.84m)

AGENTS NOTE



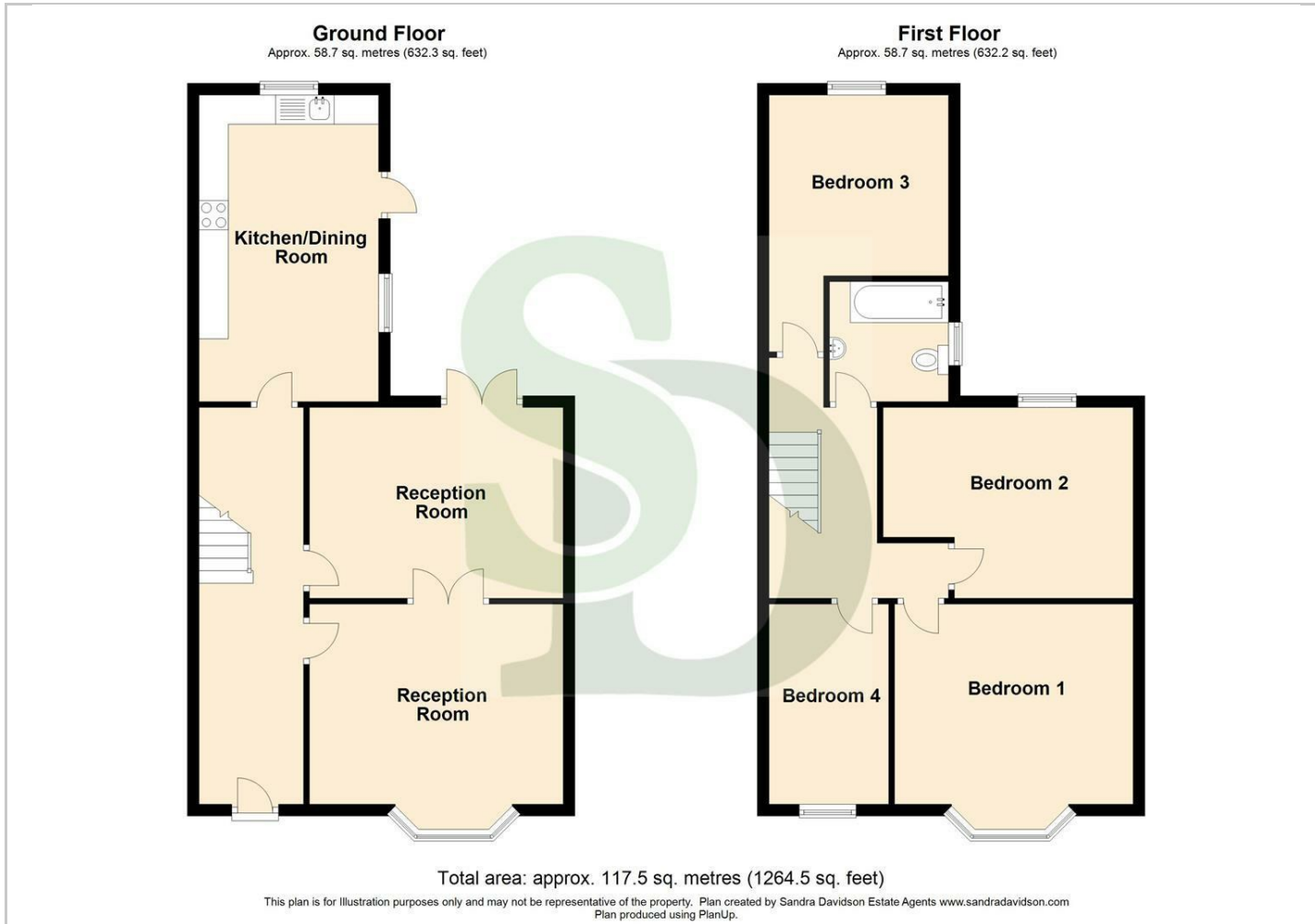


Directions





Floor Plans



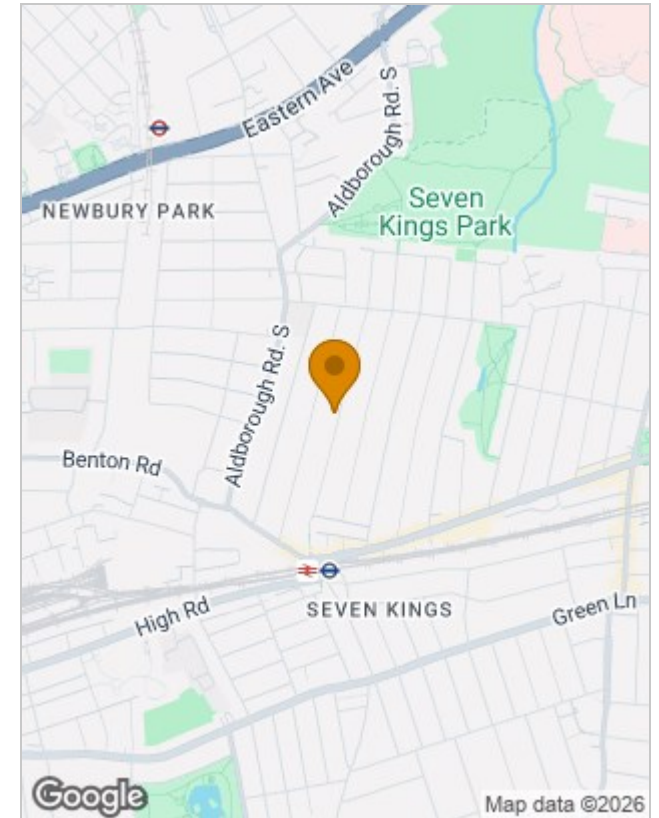
Viewing

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.

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Location Map



Energy Performance Graph

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	