Sandra Davidson
ESTATE AGENTS

Goodmayes Lane, Ilford, IG3 9PB

Offers In Excess Of £600,000

4 2 3 E

# Goodmayes Lane

## Ilford, IG3 9PB

- EPC RATING E
- Three reception rooms
- Off street parking
- Elizabeth Line - Goodmayes Station
- Four bedrooms
- Two bathroom
- Close to public transport

CHAIN FREE

Nestled in the desirable area of Goodmayes, this charming house on Goodmayes Lane offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The house boasts three well-appointed reception rooms, providing ample room for relaxation, entertaining, or family gatherings.

The property features two bathrooms, ensuring that morning routines run smoothly for everyone in the household. Off-street parking is available for one vehicle, adding to the convenience of this lovely home.

One of the standout features of this property is its proximity to the Elizabeth Line, making commuting to central London and beyond a breeze. The area is well-served by local amenities, including shops, schools, and parks, making it an excellent choice for families and professionals alike.

This house is offered chain-free, allowing for a smooth and straightforward purchase process. With its generous living space and prime location, this property presents a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this delightful house your new home.

Offers In Excess Of £600,000

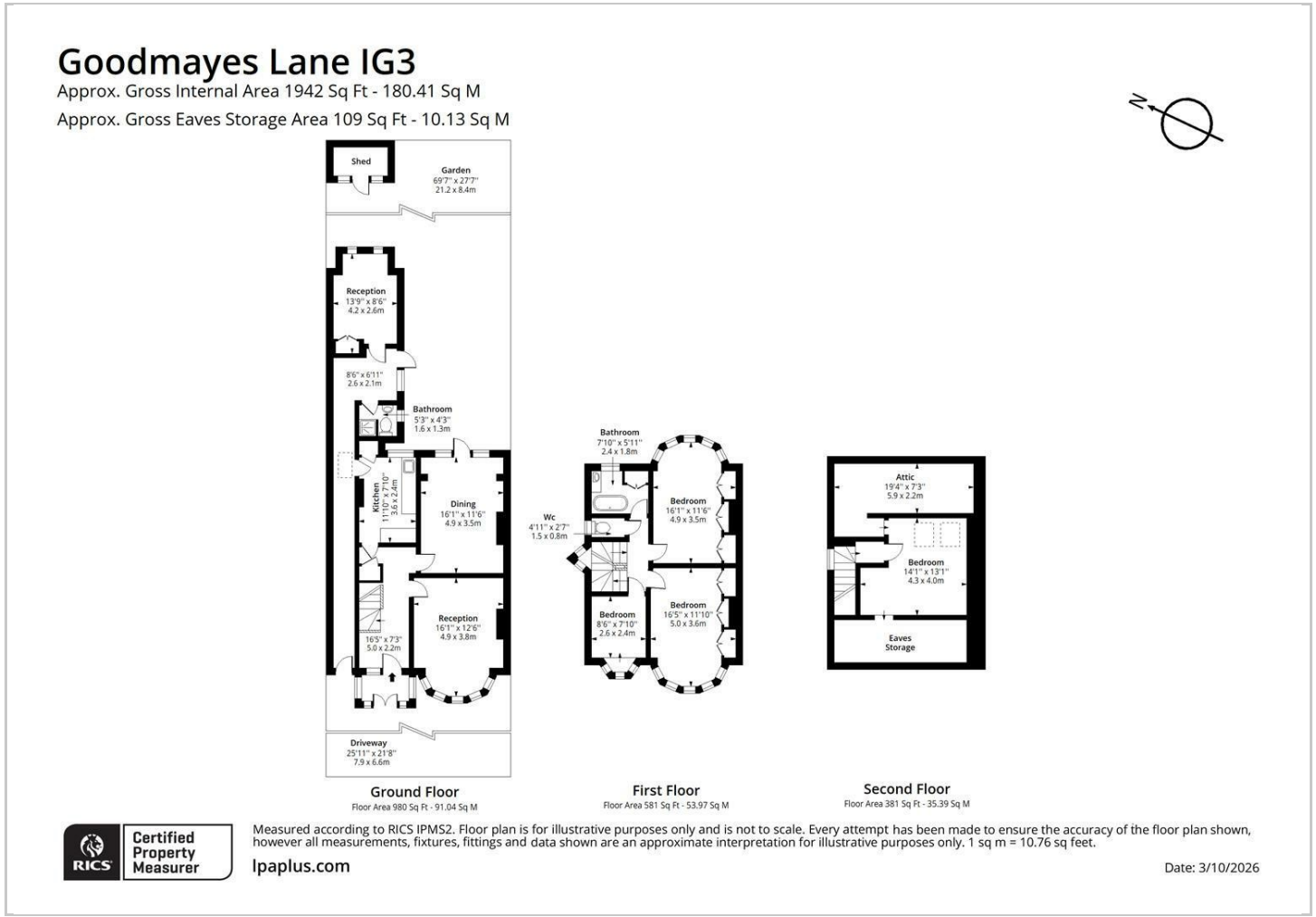
| | |
|---|---|
| ENTRANCE | |
| RECEPTION ONE | 16'0" x 12'5" (4.90m x 3.80m) |
| RECEPTION TWO | 16'0" x 11'5" (4.90m x 3.50m) |
| KITCHEN | 11'9" x 7'10" (3.60m x 2.40m) |
| RECEPTION THREE | 13'9" x 8'6" (4.20m x 2.60m) |
| SHOWER ROOM | 5'2" x 4'3" (1.60m x 1.30m) |
| STAIRS TO FIRST FLOOR | |
| BEDROOM ONE | 16'4" x 11'9" (5.00m x 3.60m) |
| BEDROOM TWO | 16'0" x 11'5" (4.90m x 3.50m) |
| BEDROOM THREE | 8'6" x 7'10" (2.60m x 2.40m) |
| BATHROOM | 7'10" x 5'10" (2.40 x 1.80m) |
| STAIRS TO SECOND FLOOR | |
| BEDROOM FOUR | 14'1" x 13'1" (4.30m x 4.00m) |

EXTERIOR 69' (21.03m)

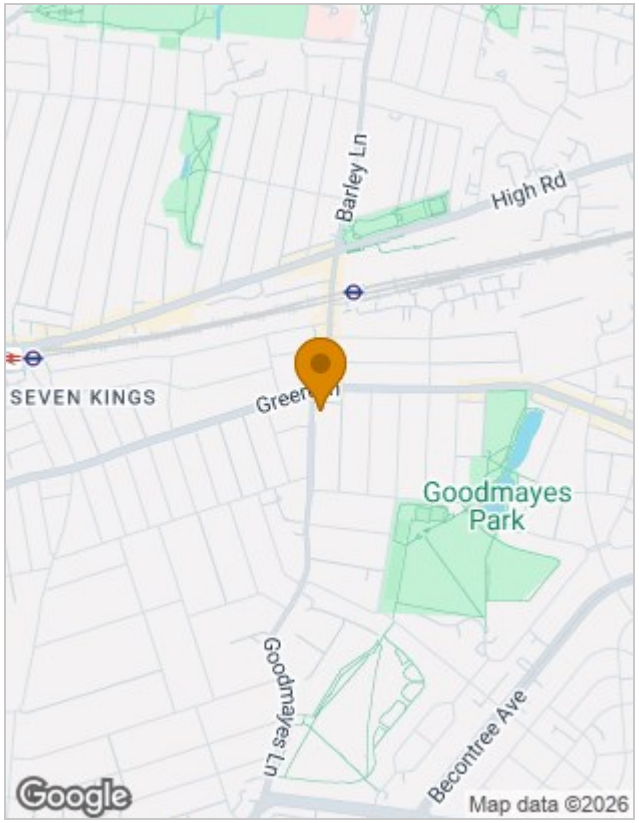
AGENTS NOTE

Directions

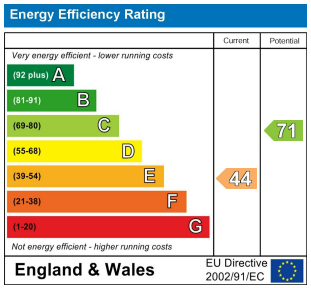
## Floor Plans




## Location Map




## Energy Performance Graph




## 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