



Gyllyngdune Gardens

, Seven Kings, IG3 9HQ

Guide Price £790,000

GUIDE PRICE £790,000 - £820,000

Redbridge

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Located in a premier location on the Bungalow Estate, this characterful detached family bungalow offers good sized accommodation. Located in a popular residential location and within close distance to Seven Kings Station (Crossrail - Elizabeth Line - Zone 4). Local amenities such as schools, shops and public transport are also in close proximity. The property comprises of an attractive through lounge, studio/office, kitchen/diner, two bathrooms and six bedrooms. The property benefits from paved parking and an attached garage. The garden is approximately 40' deep. Viewings are highly recommended as the property is ready to be occupied.



ENTRANCE

Spacious entrance lounge. Radiator.

THROUGH LOUNGE 40'3" x 11'5" (12.28 x 3.49)

Double glazed window to front and rear. Wood style laminated flooring. Radiator.

KITCHEN 19'10" x 13'1" (6.04 x 3.99)

Range of wall and base units. Gas cooker with extractor fan above. Built in double oven. Plumbing for washing machine and dishwasher. Double glazed window and door to rear. Further access to:-

DINING AREA 12'4" x 10'5" (3.75 x 3.18)

Open plan area. Tiled flooring. Radiator.

BEDROOM ONE 14'0" x 10'0" (4.27 x 3.04)

Double glazed window to front. Wood style laminated flooring. Radiator.

BEDROOM TWO 22'10" x 10'3" (6.96 x 3.12)

Double glazed window to rear. Fitted wardrobes. Wood style laminated flooring. Radiator.

STUDIO/OFFICE 10'2" x 9'9" (3.09 x 2.98)

Enclosed studio. Wood style laminated flooring. Radiator.

BATHROOM 8'10" x 6'5" (2.69 x 1.95)

Panelled bath, shower cubicle, wash hand basin and low flush w.c.

STAIRS TO FIRST FLOOR

BEDROOM THREE 17'0" x 11'8" (5.17 x 3.56)

Double glazed window to rear. Fitted wardrobes. Wood style laminated flooring. Radiator.

BEDROOM FOUR 17'5" x 10'6" (5.31 x 3.19)

Double glazed window to rear. Wood style laminated flooring. Radiator.

BEDROOM FIVE 10'2" x 6'4" (3.11 x 1.93)

Double glazed window to front. Wood style laminated flooring. Radiator.

BEDROOM SIX 12'1" x 7'2" (3.68 x 2.19)

Double glazed window to rear. Wood style laminated flooring. Radiator.

BATHROOM 7'1" x 6'11" (2.16 x 2.10)

Panelled bath, wash hand basin and low flush w.c.

EXTERIOR 40'0" (12.19)

The front drive is paved providing off street parking. The rear garden is circa 40' in depth.

GARAGE

Lighting and power points.

AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.

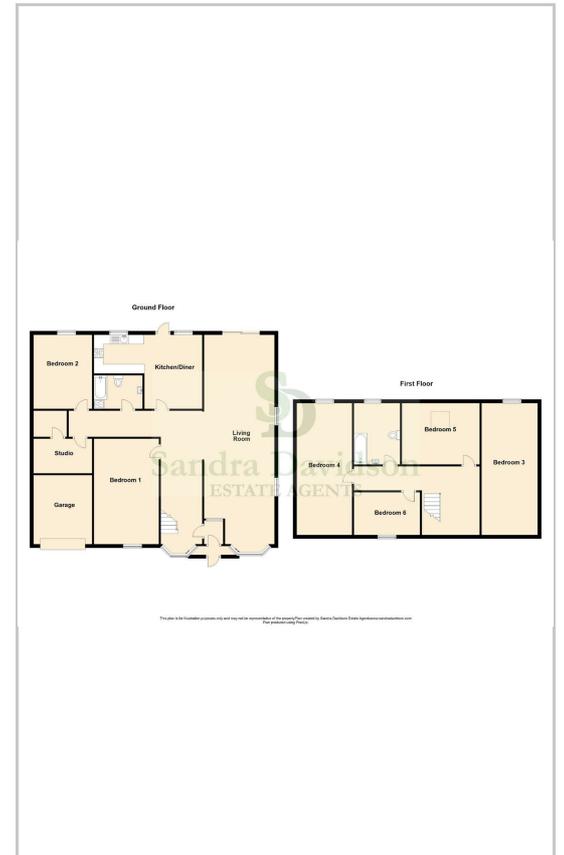
SELLERS NOTE

The Vendor has advised that the studio room may possibly used as a potential 7th bedroom.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	82
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

353 Green Lane, Seven Kings, Essex, IG3 9TH

Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>