



Goodmayes Lane, Ilford, IG3 9PT  
Guide Price £900,000

6 3 3 D



# Goodmayes Lane

Ilford, IG3 9PT

- EPC RATING D
- Through lounge
- spacious kitchen
- Off street parking for five cars
- Alarm system
- Six bedrooms
- Reception room/additional bedroom
- Three bathroom plus cloakroom
- Local amenities
- Close to Goodmayes and Barking Station

## GUIDE PRICE £900,000 to £950,000

Nestled in the charming area of Goodmayes Lane, Ilford, this impressive detached bungalow offers a perfect blend of space and comfort, making it an ideal family home. With six generously sized bedrooms, there is ample room for everyone, ensuring privacy and tranquility for all family members.

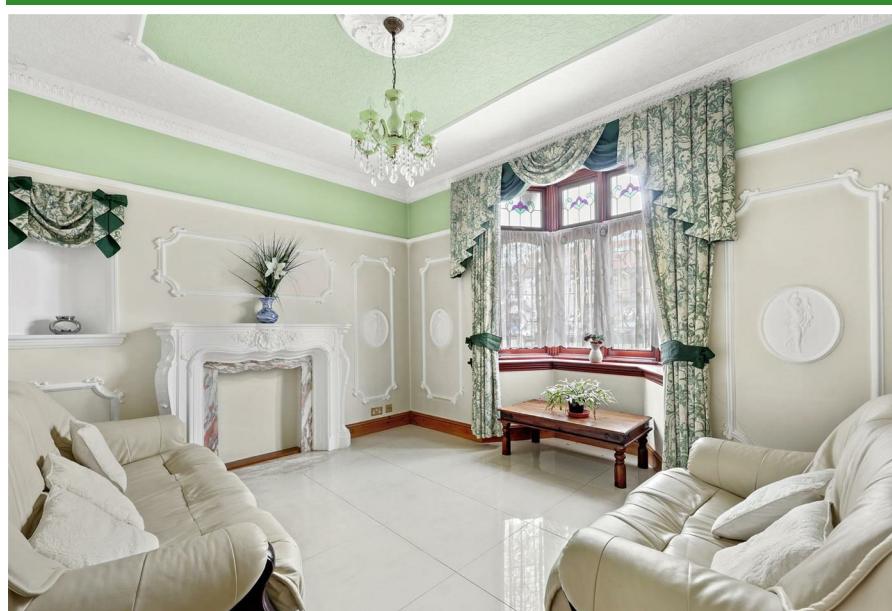
The property boasts three well-appointed reception rooms, providing versatile spaces that can be tailored to your lifestyle. Whether you envision a cosy family lounge, a formal dining area, or a vibrant playroom, these rooms offer the flexibility to create the perfect environment for relaxation and entertainment. Some of which can be used as bedrooms.

With three bathrooms, morning routines will be a breeze, accommodating the needs of a busy household with ease. The layout of this bungalow promotes a sense of openness and flow, making it a welcoming space for both residents and guests alike.

Situated in a desirable location, this property benefits from convenient access to local amenities, schools, and transport links (Goodmayes and Barking Station), ensuring that everything you need is within easy reach. The surrounding area is known for its community spirit and offers a variety of parks and recreational facilities, perfect for family outings and leisurely strolls.

Offering off street parking for five plus cars, which ensures comfort when parking outside the property.

This detached bungalow is not just a house; it is a place where memories can be made and cherished for years to come. If you are seeking a spacious and versatile home in a vibrant community, this property on Goodmayes Lane is certainly worth considering.



## ENTRANCE

LOUNGE 31'5" x 13'5" (9.60m x 4.10m)

DINING AREA 11'1" x 8'2" (3.40m x 2.50m)

RECEPTION ROOM/BEDROOM SIX 13'1" x 13'1" (4.00m x 4.00m)

STUDY/BEDROOM 34'1" x 6'6" (10.40m x 2.00m)

KITCHEN 19'4" x 18'8" (5.90m x 5.70m)

CONSERVATORY 9'6" x 7'6" (2.90m x 2.30m)

BEDROOM ONE 14'5" x 9'6" (4.40m x 2.90m)

BEDROOM TWO 10'5" x 9'6" (3.20m x 2.90m)

EN-SUITE 8'2" x 4'11" (2.50m x 1.50m)

STAIRS TO FIRST FLOOR

BEDROOM THREE 15'1" x 11'9" (4.60m x 3.60m)



[BEDROOM FOUR](#)

13'1" x 11'9" (4.00m x 3.60m)

[BEDROOM FIVE](#)

12'1" x 9'10" (3.70m x 3.00m)

[BATHROOM](#)

6'10" x 5'10" (2.10m x 1.80m)

[EXTERIOR](#)

49'2" (15m)

[AGENTS NOTE](#)

[Directions](#)

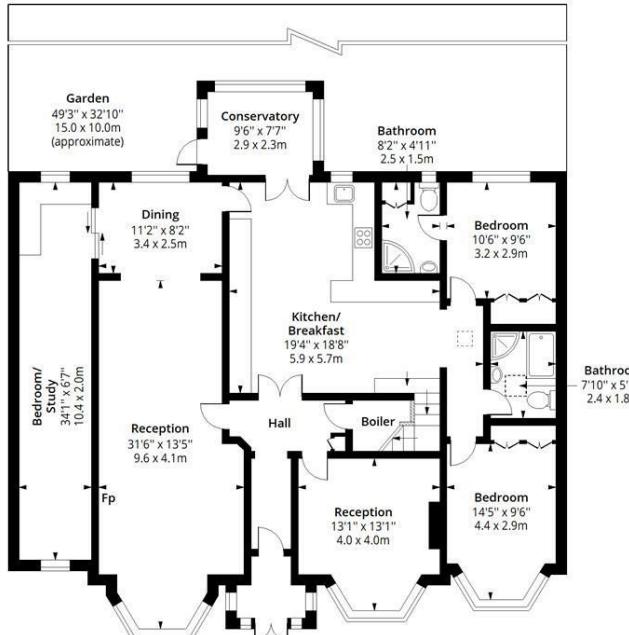




## Floor Plans

### Goodmayes Lane, IG3

Approx. Gross Internal Area 2567 Sq Ft - 238.48 Sq M  
Approx. Gross Eaves Storage 132 Sq Ft - 12.26 Sq M



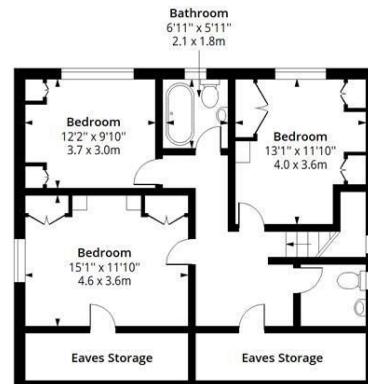
Ground Floor

Floor Area 1879 Sq Ft - 174.56 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.

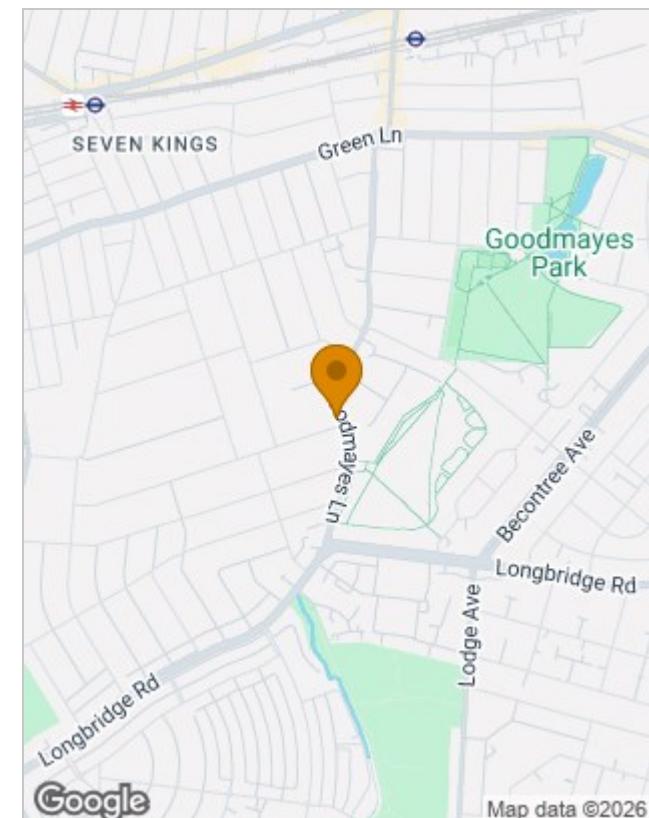
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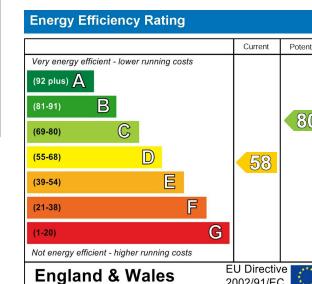
First Floor

Floor Area 688 Sq Ft - 63.92 Sq M

## 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.