



Goodmayes Lane, Ilford, IG3 9PB

Offers In Excess Of £600,000





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# Goodmayes Lane

Iford, 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.



## 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

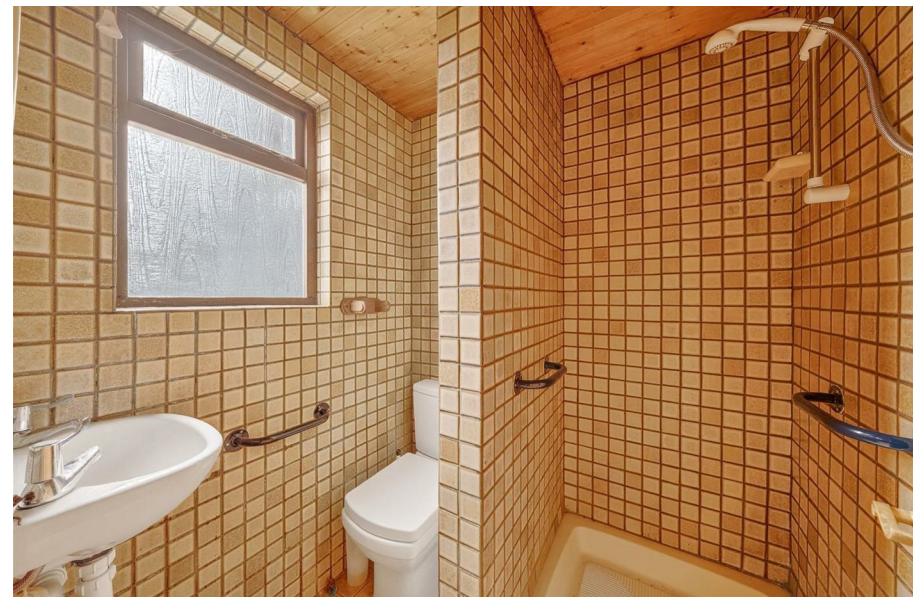
BEDROOM FOUR 14'1" x 13'1" (4.30m x 4.00m)



EXTERIOR  
AGENTS NOTE

69' (21.03m)

Directions



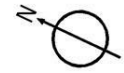


## Floor Plans

### Goodmayes Lane IG3

Approx. Gross Internal Area 1942 Sq Ft - 180.41 Sq M

Approx. Gross Eaves Storage Area 109 Sq Ft - 10.13 Sq M

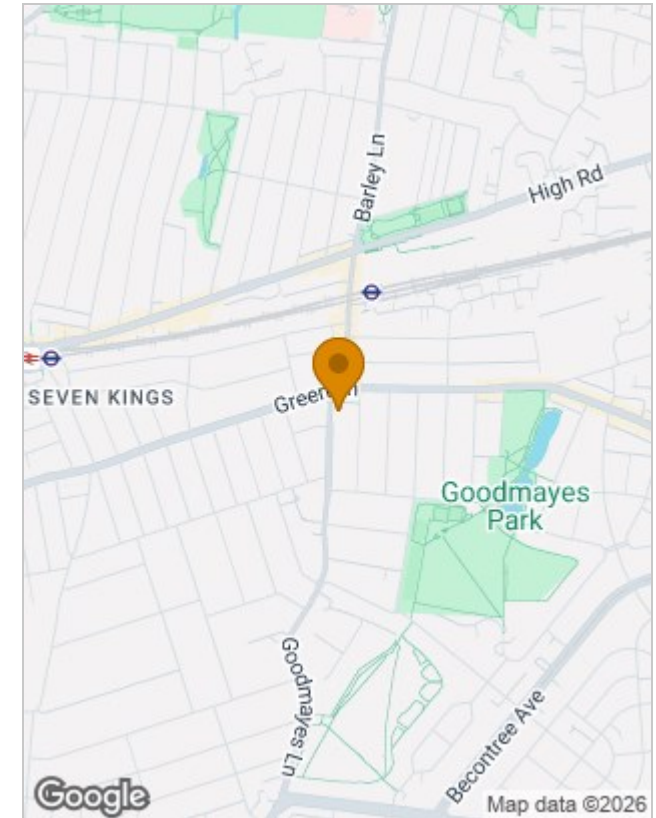


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

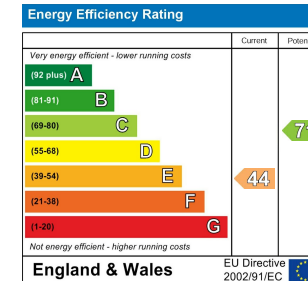
ipaplus.com

Date: 3/10/2026

## 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.

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