



Well proportioned 4 bedroom mid-terraced residence located in a desirable residential street convenient for local amenities and Goodmayes (CrossRail) Station. Entrance hall, two reception rooms, kitchen, utility room, bathroom, garden, driveway, part double glazed and gas central heating. The property offers excellent scope for improvement and extension. Viewing is highly recommended. Guide Price £500,000 to £550,000

Entrance Hall

With stairs to the first floor, radiator, dado rail, built in storage cupboards, doors to accommodation;

Lounge

5.16m x 4.93m into bay (16'11" x 16'2" into bay) Wiuth bay window to front aspect, coving to ceiling

Dining Room

4.85m x 3.33m (15'11" x 10'11") With exposed floor boards, French doors to the rear garden, radiators, coving to ceiling, archway to;

Kitchen

3.63m x 2.84m (11'11" x 9'4") With a range of wall mounted and base storage units with work tops over with inset sink unit, tiled surrounds, window to the rear aspect, built in oven and hob, door to;

Utility Room

2.16m x 2.01m (7'1" x 6'7") With sink unit, plumbing for washing machine and dishwasher, window to side aspect, door to garden, built in larder cupboard, wall mounted storage units.

Landing

With access to loft, doors to accommodation;

Bedroom One

4.95m into bay x 4.32m (16'3" into bay x 14'2") With bay window to the front aspect, radiator, built in storage cupboard, coving to ceiling.

Bedroom Two

3.96m x 2.54m to wardrobes (13' x 8'4" to wardrobes) With double glazed window to the rear aspect, fitted wardrobe storage cupboards to one wall, radiator.

Bedroom Three

2.87m x 2.49m (9'5" x 8'2") With exposed floorboards, double glazed window to the rear aspect, radiator.

Bedroom Four

3.20m x 3.40m reducing to 2.26m (10'6" x 11'2" reducing to 7'5") With window to the front aspect, built in storage cupboard.

Bathroom

With vanity wash basin, panel enclosed bath with mixer tap and shower attachment, low level wc, radiator, tiling to walls, radiator, double glazed window to the rear aspect.

Outside

The mature rear gardens are mainly laid to lawn with patio area. To the front is off street parking.

Note

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2018

