



We are delighted to offer this enlarged and beautifully presented 4 bedroom semi-detached residence close to Goodmayes Park. Retaining a number of original features the property has been extensively refurbished to offer well proportioned and elegant accommodation. Entrance hall, two reception rooms, modern fully fitted kitchen, utility room, ground floor shower/cloakroom, elegant family bathroom, double glazing, gas central heating and a mature garden of approximately 80ft. This is a rare opportunity to acquire a property in one of Goodmayes most sought after residential streets, being convenient for Goodmayes Railway Station (CrossRail), Zone 4. Internal viewing is highly recommended to appreciate the property.

Entrance Hall

The entrance hall sets the tone of the property being tastefully decorated with stained glass entrance door, feature radiator, Harvey Maria floor covering, stairs to the first floor accommodation, ceiling light point and doors to the ground floor accommodation.

Sitting Room

5.08m x 4.70m into bay (16'7" x 15'5" into bay)
With double glazed bay window to the front aspect, feature fireplace with wood burner, picture rail, coving to ceiling, ornate ceiling rose, television point.

Dining Room

5.97m x 3.30m (19'7" x 10'9")
An attractive reception room with feature fire, French doors leading to the rear garden, radiator, ornate coving and ceiling rose, ceiling light point, LVT flooring.

Modern Fitted Kitchen

3.17 x 2.84 (10'4" x 9'3")
This fitted kitchen has been beautifully styled with an extensive range of high gloss wall mounted and base storage units, with one wall benefiting from feature height fitted units with cupboards and drawers, all with rose gold coloured furniture. The work surfaces are quartz with under counter fitted sink unit with rose gold mixer tap and quartz upstands. The fitted and integrated kitchen appliances comprise two built in NEFF ovens with a 5 burner gas hob above with a complimentary rose gold coloured extractor hood above, integrated fridge/freezer and dishwasher, built in Siemens microwave oven, inset ceiling lights and door to;

Utility Room / Lobby

2.21m x 2.06m (7'3" x 6'9")
Fitted with matching wall and base storage units housing washing machine and tumble dryer, double glazed window to the side aspect. Composite double glazed door to the rear terrace and garden, door to;

Shower/Cloak Room

Comprising low level wc, wash basin, shower, tiled walls, double glazed window to the rear aspect.

First Floor Landing

With stairs to the second floor and doors to accommodation;

Bedroom One

4.65m x 3.27 (15'3" x 10'8")
With double glazed window to the front aspect, radiator, ceiling light point, fitted wardrobe storage cupboards to the length of one wall, coving to ceiling.

Bedroom Two

4.31 x 2.77 (14'1" x 9'1")
Double glazed window to the rear aspect, radiator, coving to ceiling, two fitted wardrobe storage cupboards to one wall, ceiling light point.

Bedroom Three

2.88 x 2.79 (9'5" x 9'1")
With double glazed window to the front aspect, radiator, ceiling light point.

Elegant Family Bathroom

3.6 x 2.58 (11'9" x 8'5")
The bathroom has been beautifully remodelled with an elegant finish to offer, free standing claw bath, walk in shower cubicle with shower valve set, low level wc, pedestal wash basin, tiling to walls, two double glazed windows to the rear aspect, feature cast iron fireplace, inset ceiling light and ceiling light pendant, fitted cupboard housing gas fired boiler and hot water tank (not tested), feature radiator.

Second Floor

With Velux style window and feature wall light fitting, landing area with door to;

Bedroom Four

3.77 max x 3.35 + 2.36 x 1.47 (12'4" max x 10'11" + 7'8" x 4'9")
With double glazed window to the rear aspect, radiator, inset light. Built in storage cupboard and further walk-in storage cupboard approximately 3.9 m x 1.88 m with Velux style window.

Front Garden

The front gardens are enclosed and well stocked. gated side pedestrian access to the rear.

Rear Garden

Immediately to the rear of the property is a stone patio area, outside light, outside electric point, outside cold water tap. Pergola with lawned garden beyond with well stocked flower and shrub beds with various trees. Towards the rear of the garden is a further decked patio area.

Tenure

Freehold

Viewing

Strictly by appointment only via the owners agents.

