



Extended semi-detached residence offering 4 double bedrooms in a sought after residential street close to Goodmayes Park. Offered chain free the accommodation comprises of two reception rooms, kitchen, family bathroom and en-suite shower room. The rear gardens are southerly facing and located to the rear is an extremely useful purpose built family room with its own shower room. The property benefits from gas central heating and double glazing. Internal viewing is highly recommended. Convenient for Goodmayes Station (Cross Rail).

### Entrance Hall

With laminate flooring, part paneled walls, stairs to first floor with storage cupboard under, coving to ceiling, radiator, ceiling light point, doors to accommodation;

### Lounge

4.65m into bay x 4.14m (15'3" into bay x 13'7")  
With double glazed bay window to the front aspect, double radiator, laminate flooring, feature fireplace, ceiling light point, picture rail, coving to ceiling,

### Dining Room

3.99m x 3.84m (13'1" x 12'7")  
With double glazed window to rear aspect and central door leading to the rear garden, laminate flooring, picture rail, radiator, ceiling light point.

### Kitchen

3.58m x 2.06m (11'9" x 6'9")  
Fitted with a range of wall mounted and base storage units with work surfaces over with inset sink unit with mixer tap, built in double oven, built in 5 burner gas hob with extractor hood over, tiled walls, tiled floor, plumbing for washing machine, ceiling light point, window and door to rear garden.

### First Floor Landing

With stained glass window to side aspect, stairs to second floor, doors to accommodation;

### Bedroom Two

4.67m into bay x 3.45m (15'4" into bay x 11'4")  
With double glazed bay window to the front aspect, fitted wardrobe storage cupboards to one wall, laminate flooring, ceiling light point, coving to ceiling, radiator.

### Bedroom Three

3.78m x 3.35m max (12'5" x 11 max)  
With double glazed window to the rear aspect, laminate flooring, radiator, ceiling light point, coving to ceiling.

### Bedroom Four

3.51m x 2.74m (11'6" x 9')  
With double glazed window to the rear aspect, laminate flooring, radiator, ceiling light point, coving to ceiling.

### Family Bathroom

With rolled top bath, shower valve set, pedestal wash basin, low level wc, tiled floor, tiling to walls, inset ceiling lights, heated towel rail, double glazed window to the front aspect.

### Second Floor

#### Bedroom One

5.97m max x 4.55m max reducing to 3.48m (19'7" max x 14'11" max reducing to 11'5")  
With double glazed window to the rear aspect, two velux style windows to the front aspect, eves storage cupboard, inset ceiling lights, laminate flooring, door to;

#### En-Suite Shower Room

With enclosed shower cubicle, twin vanity wash basins, low level wc, tiled floor, tiling to walls, heated towel rail, inset ceiling lights, double glazed window to rear aspect.

### Outside

To the front is a driveway providing off street parking. Gated side pedestrian access to the rear garden which is southerly facing. Immediately to the rear of the property is a patio area with lawn area and well stocked and mature flower and shrub beds and various trees. Located to the rear of the garden is a purpose built outbuilding.

### Outbuilding/Family Room

5.79m max x 4.57m max (19' max x 15' max)  
Approached by a covered decking area this outbuilding provides additional and useful space with double glazed entrance door, double glazed windows, gas central heating with radiator, laminate flooring and inset lighting. Door to shower room with shower cubicle, vanity wash basin, low level wc, tiled floor, tiled walls, heated towel rail, inset lighting.

