



Kurtis Property is delighted to offer for sale this large 4 bedroom house located just 0.1 miles from Goodmayes Station. The property comprises a large through lounge with double doors, fitted kitchen, ground floor shower room, first floor bathroom & 4 bedrooms. Benefits include a rear garden with decked area, driveway, gas central heating & double glazed windows.

Porch

1.8 x 1.0 (5'10" x 3'3")
Double glazed porch, tiled floor, door to

Entrance Hall

4.8 x 1.6 (15'8" x 5'2")
Laminate flooring, stairs to first floor, under stairs access to basement, doors to

Front Reception

4.8 (in to bay) x 4.1 (15'8" (in to bay) x 13'5")
Double glazed bay window to front aspect, laminate flooring, double radiator, coving, ceiling rose, dado rail, feature fireplace, glazed double doors to

Rear reception / dining room

3.7 x 3.1 (12'1" x 10'2")
Double glazed sliding doors to decked sun terrace, laminate flooring, double radiator, coving, ceiling rose, dado rail, feature fireplace

Kitchen

4 x 1.6 (13'1" x 5'2")
Double glazed window to rear aspect, combi-boiler, low voltage spot-lights, coving, fully tiled walls and floor

Shower room / WC

1.50m x 0.99m (4'11" x 3'3")
Close-coupled WC, Corner shower cubicle with glass screen, pedestal hand wash basin, electric shower, fully tiled walls and floor.

Landing

Fitted carpet, loft access, doors to

Family Bathroom

2.8 x 1.6 (9'2" x 5'2")
Fully tiled floors and walls, heated towel rail, close-coupled WC, sink inset vanity unit, obscured double glazed window to rear aspect, corner bath with shower screen, integrated shower

Bedroom

3.6 x 2.5 (11'9" x 8'2")
Double glazed window to rear aspect, laminate flooring, coving, ceiling rose, dado rail, radiator, fitted wardrobes

Bedroom

4.6 (in to bay) x 3.7 (15'1" (in to bay) x 12'1")
Double glazed bay window to front aspect, laminate flooring, double radiator, fitted wardrobes

Bedroom

2.7 x 2.5 (8'10" x 8'2")
Double window to front aspect, laminate flooring, double radiator, dado rail, fitted wardrobes

Bedroom

1.9 x 1.9 (6'2" x 6'2")
Double window to rear aspect, fitted carpet, coving, ceiling rose



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these, windows, rooms and any other items are approximate and responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. prospective purchasers. The services, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made and Measured: 02/22

