



**BOWDEN  
BRADLEY**



**136 Goodmayes Lane**  
, Ilford, IG3 9PS

**Asking price £875,000**



## 136 Goodmayes Lane

, Ilford, IG3 9PS

Fully Detached Home - Over 2500 Sq Foot  
- Sweep In Out Driveway - Downstairs  
Shower Room - Integral Garage -  
Detached Garage at Rear with Side  
Access - Immaculate Condition  
Throughout - Downstairs Bedroom.

Offering almost 2500 square foot of  
living space, is this sensational detached  
family home, situated in this great  
location.

As you approach, you are immediately  
impressed with the size of the home and  
front driveway, which offers in and out  
access. You have flexible downstairs  
living accommodation with two  
downstairs bedrooms, as well as a huge  
reception room and beautiful  
kitchen/diner - amazing for entertaining  
guests.

Upstairs, you have four bedrooms and a  
bathroom. Externally, you have a  
detached garage which can be accessed  
via the side road.

Front

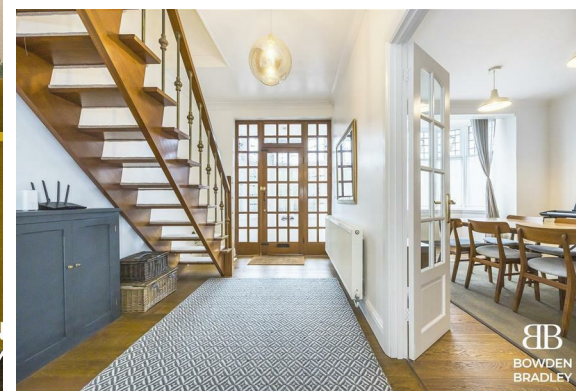
Reception Room  
31'3 x 12'2 (9.53m x 3.71m)

Kitchen/Diner  
25 x 23'4 max (7.62m x 7.11m max)

Integral Garage  
17'10 x 10'8 (5.44m x 3.25m)

Utility  
10'8 x 5 (3.25m x 1.52m)

Downstairs Bedroom  
15'7 x 9'3 (4.75m x 2.82m)





Study  
11'1 x 8'2 (3.38m x 2.49m)

Downstairs Shower Room

Outside Garage  
16'5 x 8'2 (5.00m x 2.49m)

Bedroom  
16'11 x 10'9 (5.16m x 3.28m)

Bedroom  
9'5 x 9'4 (2.87m x 2.84m)

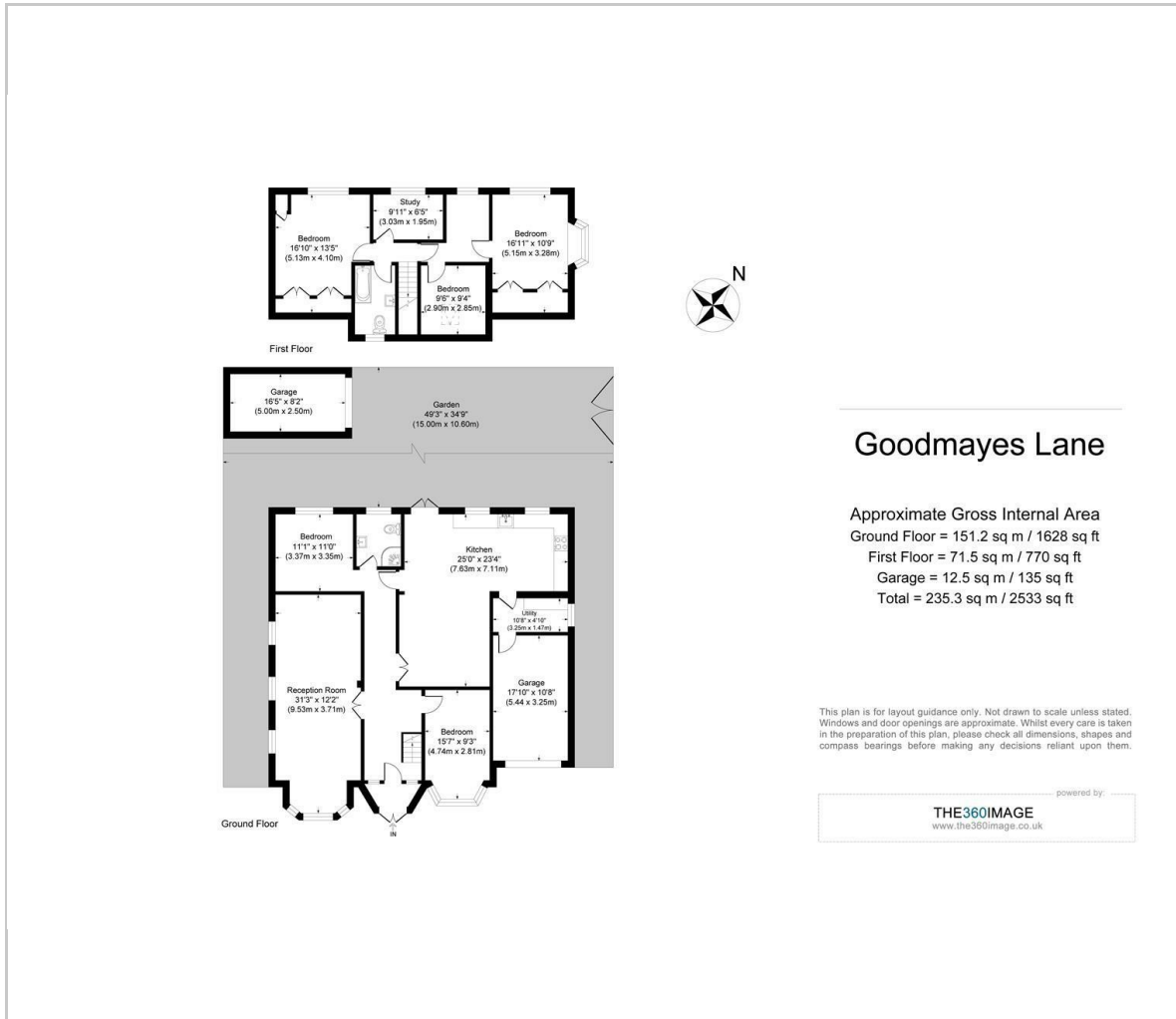
Bedroom  
10 x 6'5 (3.05m x 1.96m)

Bedroom  
16'10 x 13'5 (5.13m x 4.09m)

Bathroom

Garden  
49'3 x 34'9 max (15.01m x 10.59m max)

## Floor Plan



## Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

