

PAYNE & Co

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Westwood Road, SEVEN KINGS, IG3 8SE

Freehold

Guide Price £500,000



Council Tax: Band D  
Redbridge

Guide Price: £500,000 - £525,000. This terraced house for sale offers a unique opportunity for prospective buyers seeking a project. With the need for renovation, the property presents the potential to be moulded into a bespoke home to suit individual tastes. The property comprises three bedrooms and two bathrooms, providing ample living space for a family. The single reception room promises a cosy environment for relaxation, and the kitchen awaits your personal touch to become the heart of the home. The house is suitably located with excellent public transport links, nearby schools, and local amenities, making it an ideal choice for families or commuters. Although in need of refurbishment, this charming terraced house holds the promise of becoming a wonderful family home. Priced to sell so book to view now.

- Chain Free
- EPC - 61(D)
- Ground floor shower room
- Off Street Parking
- Extended
- Close to Stations
- Three Double Bedrooms
- Ideal Family Home





## Ground Floor

### Hallway

Through Reception 22'10" x 11'6" (6.95m x 3.51m)

Kitchen/Diner 22'30" x 9'11" (6.79m x 3.03m)

Ground Floor Shower/WC

## First Floor

Bedroom One 11'10" x 14'11" (3.60m x 4.54m)

Bedroom Two 10'05" x 9'06" (3.17m x 2.89m)

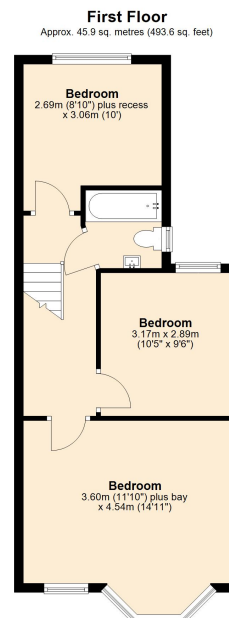
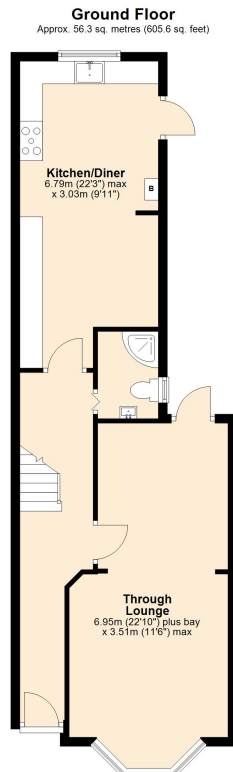
Bedroom Three 8'10" x 10'00" (2.69m x 3.06m)

First Floor Bathroom/WC

## Exterior

Off-Street Parking

Rear Garden



Total area: approx. 102.1 sq. metres (1099.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Plan produced using PlanUp.

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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
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