



## North Road, SEVEN KINGS

Guide Price £500,000 - £525,000. Payne & Co are pleased to offer for sale, this neutrally decorated, terraced house that boasts 3 bedrooms, 1 bathroom, a fitted kitchen, and a reception room. The property has an extended L-shaped kitchen with a dining space, perfect for family meals. The bathroom, located on the first floor, is a four-piece suite. The through lounge in the reception room offers a relaxing space for leisure time. Conveniently located, this property benefits from nearby schools, local amenities, and excellent public transport links, including the Elizabeth Train line. Offered with no onward chain, this property is ready for you to make your own.

## Guide Price £500,000

- THREE BEDROOM HOUSE
- NO ONWARD CHAIN
- EXTENDED
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - C

## GROUND FLOOR

### ENTRANCE

Via front door to hallway.

### HALLWAY

Laminate style flooring, radiator, wall mounted thermostat, understairs cupboard housing meters, stairs leading to first floor.

### LOUNGE

10' 10" max x 27' 7" to bay (3.30m x 8.41m)

Double-glazed bay window to front, radiator, laminate style flooring, power points, spotlights to ceiling, sliding double-glazed door to kitchen diner.



### KITCHEN DINER

18' 4" max x 16' 8" max (5.59m x 5.08m)

Double glazed window to rear, range of eye and base level units, rolled edge worktops, stainless steel sink with drainer and mixer taps, tiled splash backs, plumbing for washing machine and dishwasher, free standing electric oven, cupboard housing boiler, laminate style flooring, dome roof lights, radiator, double glazed double doors to garden.



## FIRST FLOOR

### LANDING

Access to loft.

### BEDROOM ONE

14' 1" to bay x 8' 0" (4.29m x 2.44m)

Double glazed bay window to front, radiator.



## BEDROOM TWO

11' 10" x 8' 0" (3.61m x 2.44m)

Double glazed window to rear, radiator.



## BEDROOM THREE

9' 1" x 7' 5" (2.77m x 2.26m)

Double glazed window to front, radiator.



## FIRST FLOOR BATHROOM/WC

Double glazed opaque window to rear, tiled paneled bath with mixer taps, low flush WC, vanity sink unit with mixer taps, corner shower cubicle with shower head over, chrome towel rail, spotlights to ceiling, tiled walls, tiled floor.



## EXTERIOR

### REAR GARDEN

Patio area, remainder to lawn, timber sheds to rear.

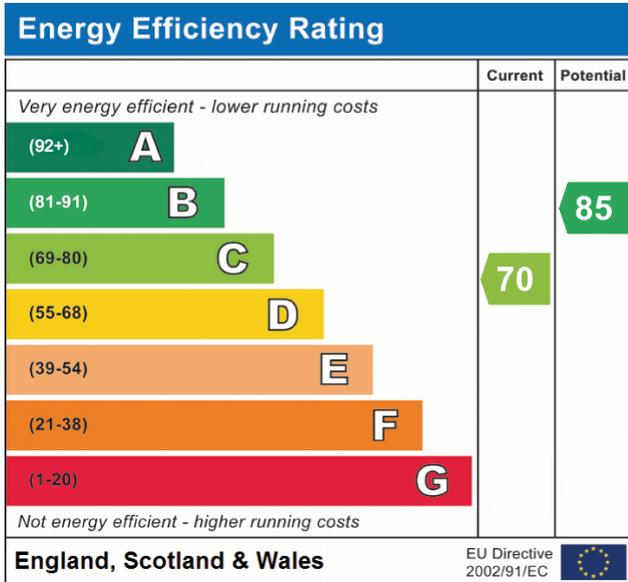


### FRONT GARDEN

Paved drive, with drop curb.

### AGENTS NOTE

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**What's Next?**

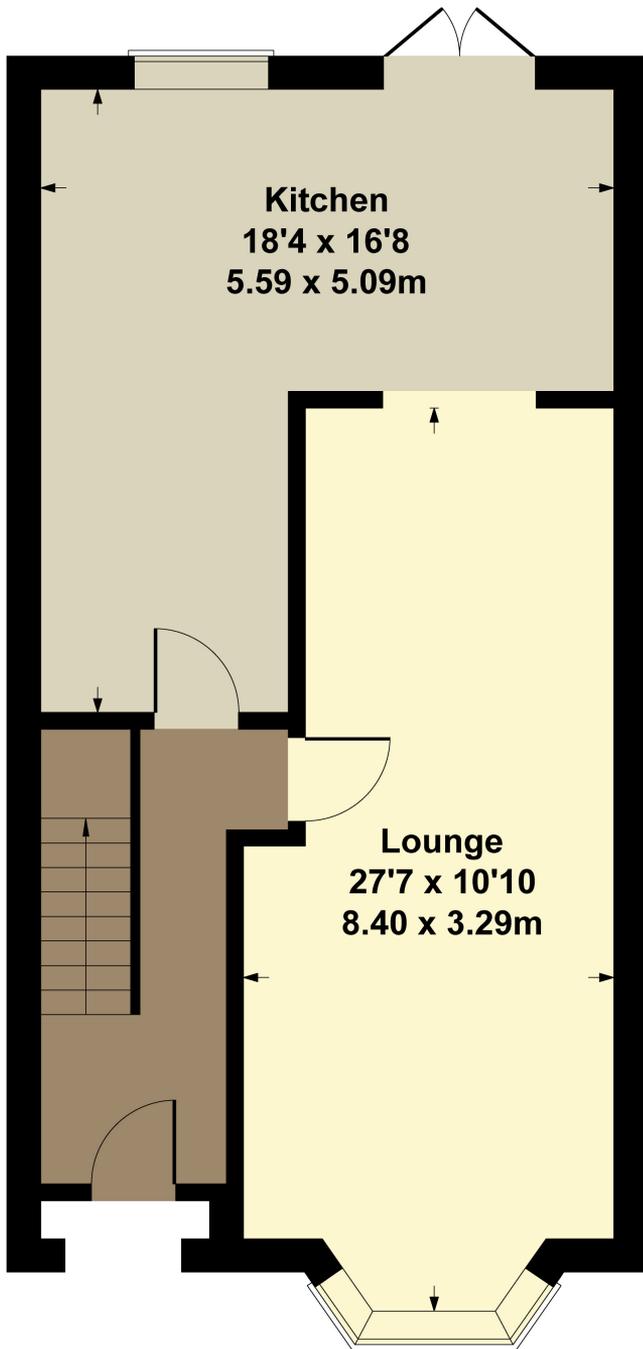
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

**Disclaimer****Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:**

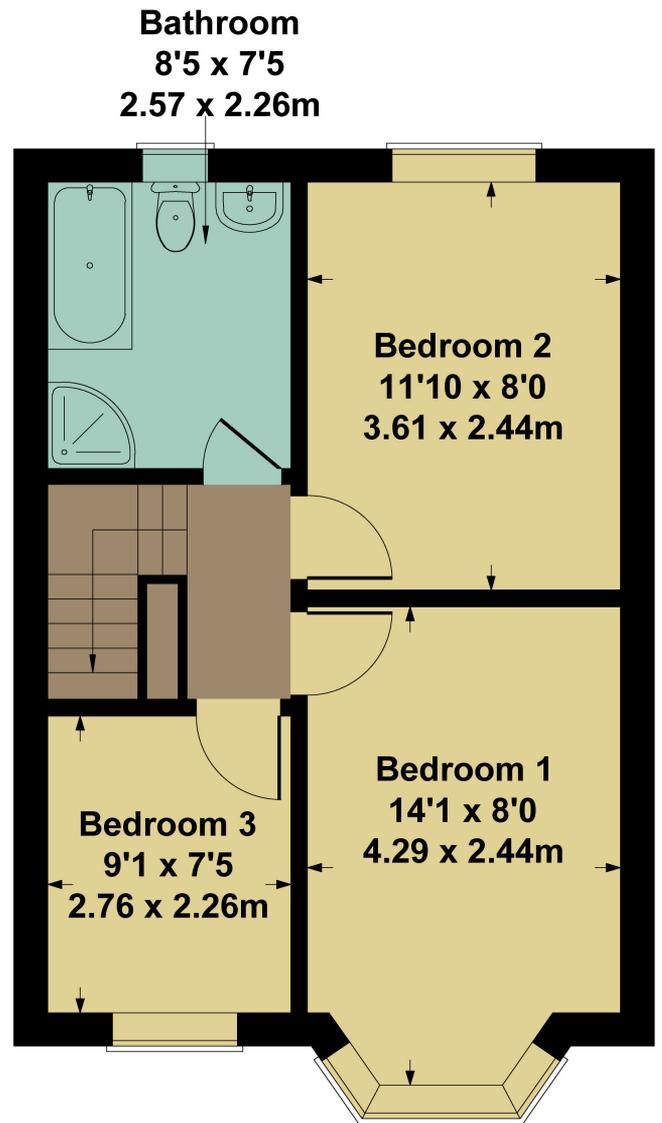
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# North Road

Approximate Gross Internal Area  
980 sq ft - 91 sq m



**Ground Floor**



**First Floor**

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**Not to Scale.**