



## North Road, SEVEN KINGS

Guide Price £475,000 - £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 £475,000

- 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.

### RECEPTION ROOM

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

Double-glazed bay window to front, radiator under, 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)

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, double glazed window to rear, 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 under.



## BEDROOM TWO

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

Double-glazed window to rear, radiator under.



## BEDROOM THREE

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

Double-glazed window to front, radiator under.



## BATHROOM

Double glazed opaque window to rear, tiled paneled bath with mixer taps, low flush WC, vanity sink unit with mixer taps, corner shower cubical 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.

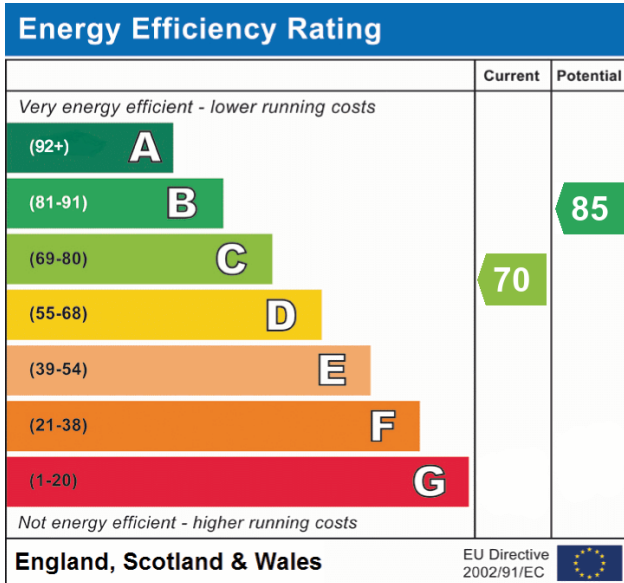


### FRONT GARDEN

Paved drive, with drop curb.

### AGENTS NOTE

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**What's Next?**

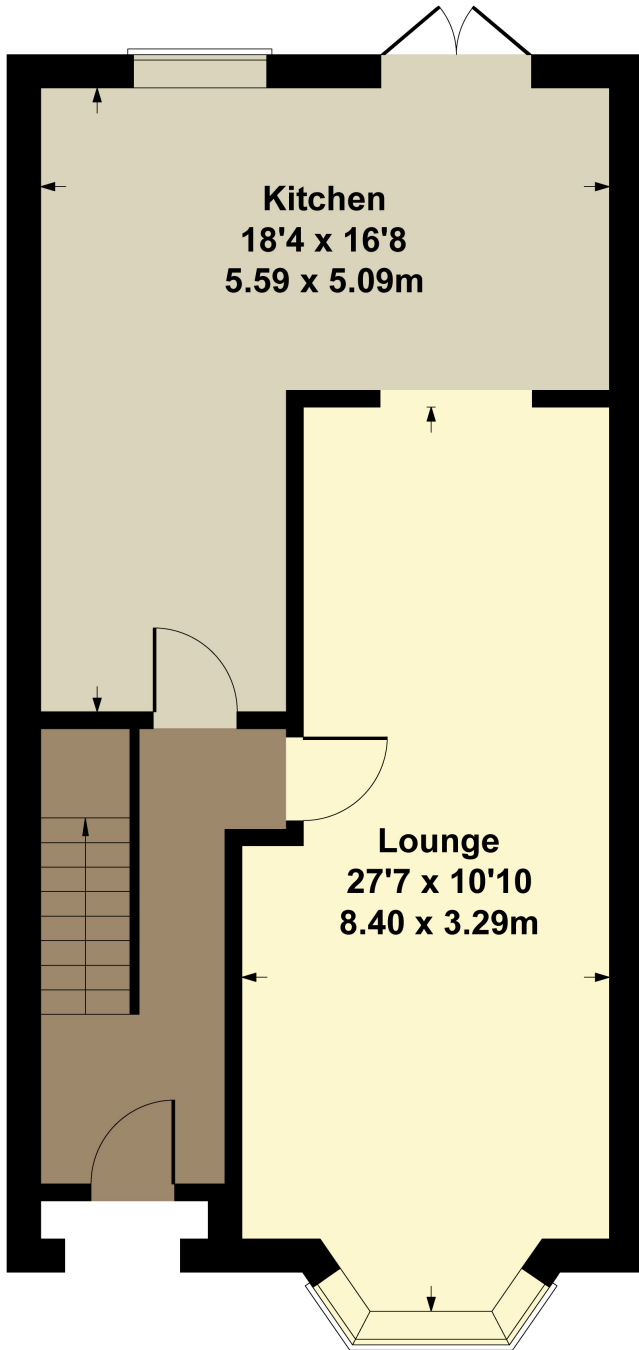
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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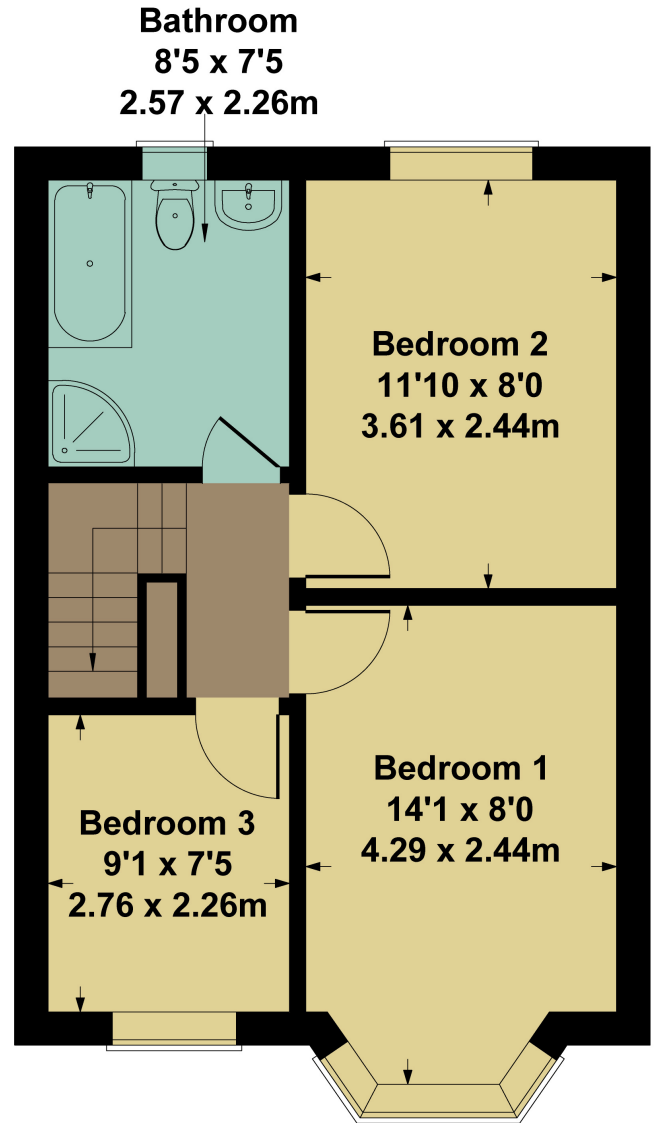
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# North Road

Approximate Gross Internal Area  
980 sq ft - 91 sq m



**Ground Floor**



**First Floor**

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**Not to Scale.**