



## Norfolk Road, SEVEN KINGS

£850,000

ORIGINALITY CHARM AND CHARACTER! A rare opportunity has arisen to purchase this wonderful, extended double fronted house which is conveniently located within comfortable walking distance of Seven Kings main line station with its Elizabeth Line transport links, local schools, shops, parks and bus routes. The property retains many original features including superb marble style fire places, sash windows, coving and cornicing. Accommodation comprises spacious hallway, four bedrooms, three receptions, two bathrooms and a good size front and rear gardens with brick built shed. Don't miss out on this wonderful opportunity book your viewing today!

- FOUR BEDROOMS
- THREE RECEPTIONS
- TWO BATHROOMS
- FREEHOLD
- COUNCIL TAX BAND - F
- EPC - F

## GROUND FLOOR

### ENTRANCE

Via front gate with path leading to double glazed double doors to storm porch, main front door to entrance hallway.

### HALLWAY

Two double radiators, coving to ceiling, centre ceiling rose, picture rail, stairs to first floor landing with bannister and spindles.

### CELLAR

Accessed via inner hallway, lighting, meters.

### RECEPTION ONE

Double glazed sash bay window to front, two radiators, feature marble fireplace with cast iron and tile insert and hearth, picture rail, coving and cornicing to ceiling, centre ceiling rose.



### RECEPTION TWO

Double glazed sash bay window to front, double radiator, marble fireplace with cast iron and tile insert, picture rail, coving and cornicing to ceiling.



## UTILITY ROOM

Mirror fronted fitted wardrobes, door to ground floor shower/WC.



## GROUND FLOOR SHOWER/WC

Tiled floor and walls, heated towel rail, walk-in shower cubicle, low flush WC, pedestal wash basin, extractor fan.

## RECEPTION THREE

Double radiator, fitted units to alcoves housing floor mounted Ideal Mexico boiler and water tank, open to kitchen diner.



### KITCHEN DINER

Double glazed window to rear, range of base and eye level units incorporating stainless steel double bowl sink and drainer, plumbing for washing machine, gas cooker point, space for fridge freezer, tiled splashbacks, double radiator, coving to ceiling, double glazed sliding patio doors to rear garden, further door to rear garden.



## FIRST FLOOR

### HALF LANDING

Original coloured and leaded light sash window to rear.

### MAIN LANDING

Double radiator, picture rail, coving to ceiling.

### BEDROOM ONE

Double glazed bay window and further double glazed window to front, picture rail, double radiator, marble fireplace with cast iron and tile insert, fitted wardrobes to alcoves with top boxes.



### BEDROOM TWO

Double glazed sash bay window to front, radiator, marble fireplace with cast iron insert, range of fitted cupboards and storage units.



### BEDROOM THREE

Double glazed sash window to rear, single radiator, marble fireplace with cast iron insert, picture rail, coving to ceiling, centre ceiling rose, fitted wardrobes to alcoves.



### BEDROOM FOUR

Double glazed sash window to rear, radiator, picture rail, coving to ceiling, centre ceiling rose.



### FIRST FLOOR BATHROOM/WC

Double glazed sash window to rear, part tiled walls, double radiator, panelled bath, low flush WC, pedestal wash basin, access to loft.



### EXTERIOR

#### FRONT GARDEN

Paved path to front door, flower, shrub and shingle borders.

#### REAR GARDEN

Paved patio area, two pathways leading to brick built shed, remainder to lawn, fittings for outside light, butler sink.



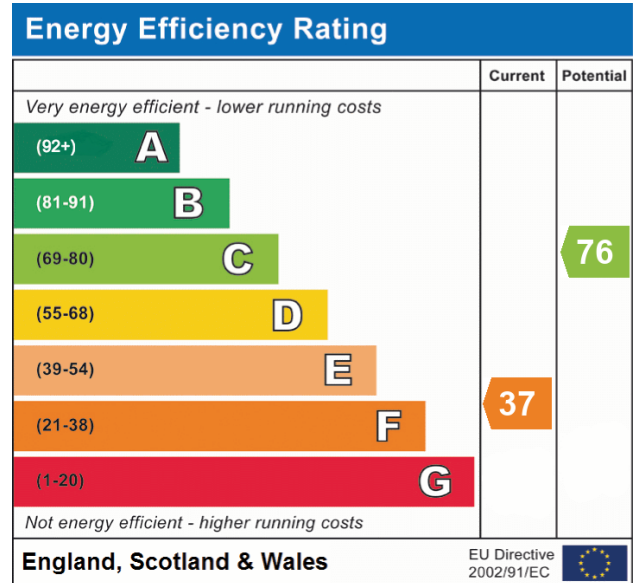
#### BRICK BUILT SHED

Two sets of double doors and casement window.

#### AGENTS NOTE

As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

### EPC



#### What's Next?

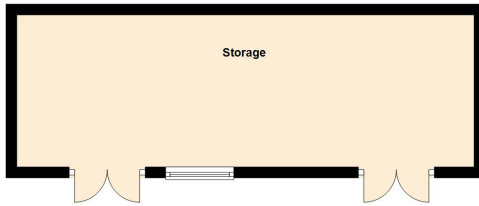
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

#### Disclaimer

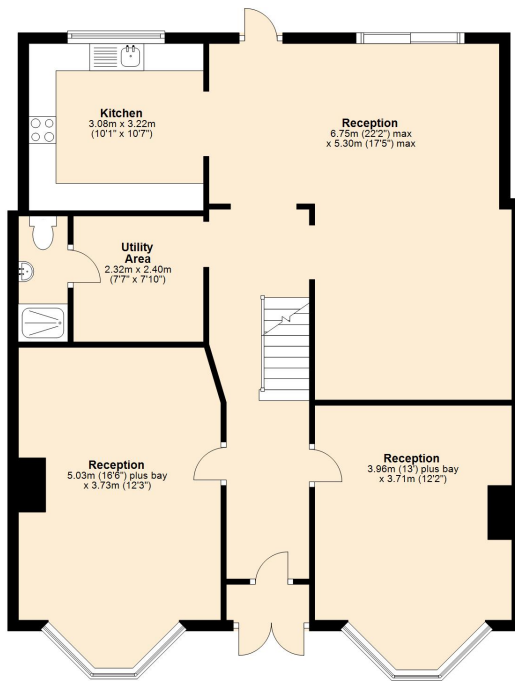
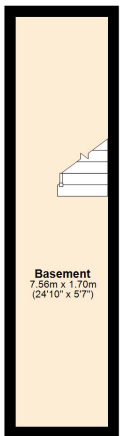
#### Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.

**Ground Floor**  
Approx. 96.1 sq. metres (1034.9 sq. feet)



**Basement**  
Approx. 12.9 sq. metres (138.3 sq. feet)



**First Floor**  
Approx. 71.7 sq. metres (772.2 sq. feet)



Total area: approx. 180.7 sq. metres (1945.5 sq. feet)