



## Water Lane, SEVEN KINGS

£600,000

PRICED TO SELL!! This six bedroom, detached bungalow is located in this popular road on Seven Kings bungalow estate and within convenient walking distance to local shops, restaurants and Seven kings mainline station with the Elizabeth line and its major transport links. The property benefits from off street parking, double glazing, gas central heating, lounge, open plan kitchen diner, three ground floor bedrooms, ground floor bathroom/WC, three first floor bedrooms, two with en-suite shower rooms. Please call our Ilford sales team for an appointment to view.

- SIX BEDROOMS
- THREE BATHROOMS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND F
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via double glazed front door to hallway.

### HALLWAY

Tiled floor, vertical radiator.

### LOUNGE

10' 11" x 21' to bay (3.33m x 6.40m)

Double glazed bay window to front, double glazed leaded light picture and casement window to side, tiled floor, radiator, power points, fireplace, coving to ceiling, ceiling rose.



### BEDROOM ONE

11' 1" x 16' 1" to bay (3.38m x 4.90m)

Double glazed bay window to front, wooden flooring, radiator, power points, fitted wardrobes.



### BEDROOM TWO

9' 2" x 11' 1" (2.79m x 3.38m)

Double glazed opaque picture and casement window to side, wooden flooring, single radiator, fitted wardrobes.



### BATHROOM/WC

Double glazed opaque leaded light picture and casement window to side, tiled floor and walls with tiled border, chrome towel radiator, close coupled WC with douche attachment, pedestal basin, panelled corner jacuzzi spa bath with mixer tap and shower attachment.



### BEDROOM THREE

10' 1" x 10' 4" (3.07m x 3.15m)

Double glazed picture and casement window to rear, wooden flooring, radiator, power points.



### KITCHEN DINER

10' 9" x 9' 1" (3.28m x 2.77m) x 10' 1" x 16' 3" (3.07m x 4.95m)

#### KITCHEN AREA;

Double glazed leaded light picture and casement window to side, tiled floor and walls, range of eye and base units with rolled edge worktops, stainless steel sink with single drainer and mixer tap, gas hob, extractor hood, double electric oven, recess for fridge freezer, plumbing for washing machine, storage cupboard, double glazed double doors to garden.

#### DINING AREA;

Double glazed picture and casement window to rear, double radiator, power points, stairs to first floor, double glazed double doors to garden.



## FIRST FLOOR

### LANDING

Double glazed picture and casement window to rear, double glazed velux style window to front, open balustrade staircase, wooden flooring, power points.

### BEDROOM FOUR/STUDY

6' 8" to narrowing head height x 12' 4" (2.03m x 3.76m)

Double glazed velux style window to side, laminate flooring, radiator, power points.



### BEDROOM FIVE

9' 4" to narrowing head height x 14' 10" to narrowing head height (2.84m x 4.52m)

Double glazed casement window to front, double glazed velux style window to side, wooden flooring, radiator, power points.



### EN-SUITE SHOWER/WC

Double glazed velux style window to side, tiled floor, part tiled walls, chrome towel radiator, pedestal basin with mixer tap, close coupled WC, quadrant shower cubicle with thermostatically controlled shower over.



**BEDROOM SIX**

9' 6" to narrowing head height x 13' 7" to narrowing head height (2.90m x 4.14m)

Double glazed casement window to front, double glazed velux style window to side, wooden flooring, radiator, power points.



**EN-SUITE SHOWER/WC**

Tiled floor, part tiled walls, chrome towel radiator, pedestal basin with mixer tap, close coupled WC with douche attachment, quadrant shower cubicle with thermostatically controlled shower over, extractor fan.



**EXTERIOR**

**FRONT GARDEN**

Brick paved providing off street parking.

**REAR GARDEN**

Pedestrian side access, paved patio area, remainder to lawn, timber shed.



**AGENTS NOTE**

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £150 from the company we recommend.

**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

### ***What's Next?***

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

### **Disclaimer**

**Misrepresentations Act 1967:** These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

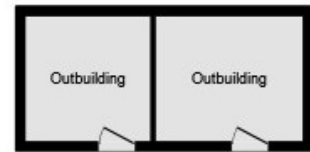
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**Ground Floor**



**First Floor**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.