



## Goodmayes Lane, GOODMAYES

£575,000

NO ONWARD CHAIN!! This three bedroom semi-detached house with an attached garage offers great potential to extend to make this a fantastic sized family home subject to planning. The property benefits from double glazing, gas central heating, through lounge, second reception room, ground floor shower and W/C, three bedrooms to the first floor with separate bathroom and W/C. Goodmayes mainline station with it's Elizabeth line transport links is within comfortable walking distance along with local shops and schools. Priced to sell so call our sales team for an appointment.

- NO ONWARD CHAIN
- THREE BEDROOMS
- ATTACHED GARAGE
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via opaque glazed front door to hallway.

### HALLWAY

Wall mounted thermostat control.

### THROUGH LOUNGE

12' 5" narrowing to 10' 5" x 31' 2" (3.78m x 9.50m)

Double glazed round bay window to front, single radiator, gas fire, wall light points, double glazed double doors to kitchen diner.



### DINING AREA

7' 7" x 12' 3" (2.31m x 3.73m)

Tiled floor, power points, open to kitchen diner.

### KITCHEN DINER

9' 1" x 17' 8" (2.77m x 5.38m)

Two double glazed picture and casement windows to rear, tiled floor, double radiator, range of eye and base units with rolled edge worktops, one and a quarter bowl stainless steel sink with single drainer and mixer tap, plumbing for washing machine, integrated dishwasher, wall mounted boiler, double glazed door to kitchen.



### RECEPTION TWO

6' 11" x 10' 11" (2.11m x 3.33m)

Radiator, power points, double glazed opaque double doors to garden.



### GROUND FLOOR SHOWER/WC

Tiled floor and walls, close coupled WC, pedestal basin with mixer tap, shower cubicle with thermostatically controlled shower over.

## FIRST FLOOR

### LANDING

Double glazed opaque picture and casement window to side, access to loft.

### BEDROOM ONE

11' 3" x 15' 6" to bay (3.43m x 4.72m)

Double glazed round bay window to front, two double radiators, power points.



**BEDROOM TWO**

10' 4" maximum x 14' 11" to bay (3.15m x 4.55m)  
 Double glazed bay window to rear, double radiator, power points, fitted wardrobes.



**BEDROOM THREE**

6' 11" x 9' (2.11m x 2.74m)  
 Double glazed oriel bay window to front, single radiator, power points.



**FIRST FLOOR WC**

Double glazed opaque casement window to rear, close coupled WC.

**FIRST FLOOR BATHROOM**

Double glazed opaque picture and casement window to rear, pedestal basin with mixer tap, panelled bath with mixer tap and electric shower over, airing cupboard.



**EXTERIOR**

**FRONT GARDEN**

Crazy paved providing off street parking, own drive to attached garage.

**REAR GARDEN**

62' with paved patio area.



**ATTACHED GARAGE**

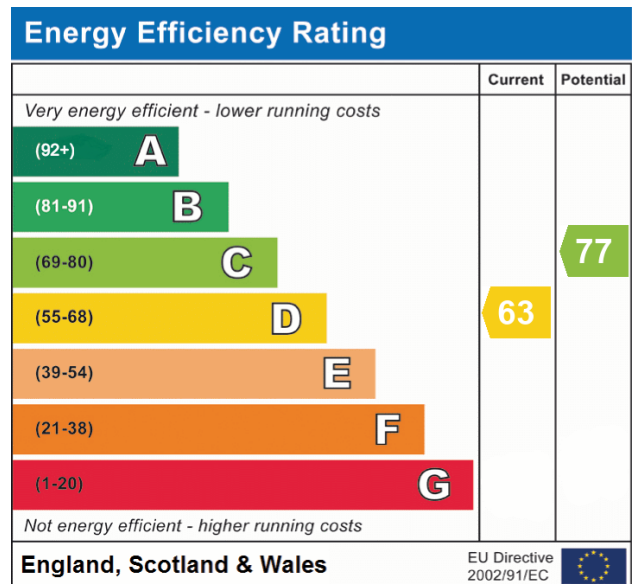
7' 7" x 15' 0" (2.31m x 4.57m)  
 Via cantilever door.



**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 £300 from the company we recommend.

**EPC**



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

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

### **Disclaimer**

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