

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Kingswood Road, GOODMAYES, IG3 8UD

Freehold

Guide Price £700,000



4



2



3



E

Council Tax: Band E
Redbridge

Guide Price £700,000 - £750,000. Payne & Co are proud to offer this corner sited Victorian house situated in this desirable location with convenient access to public transport links, local schools, amenities, nearby parks, and Goodmayes Elizabeth Line. The property boasts a brick-fronted facade and period features that blend seamlessly with modern comforts. The house offers ample living space with three reception rooms. The first reception room welcomes with a bay window to the front, while the second one provides access to a conservatory for additional lounging space. The third reception room serves as a formal dining area. The property accommodates four bedrooms. Three bedrooms are located on the first floor, along with an office room for those who work from home. The fourth bedroom, located on the second floor, comes with the luxury of an en-suite. A bathroom is also situated on the first floor. The house benefits from a ground floor toilet and off-street parking. A fitted kitchen ready to cater to all your cooking needs. This property is ideal for families seeking a blend of old-world charm and modern convenience.

- Four bedrooms
- Three reception rooms
- Period features
- Conservatory space

- End of terrace house
- Brick-fronted facade
- Off-street parking
- Ideal family home



GROUND FLOOR

- Hallway
- Ground Floor WC
- Reception One: 17' x 11' into bay (5.18m x 3.35m)
- Reception Two: 10' 11" x 13' 11" (3.33m x 4.24m)
- Dining Room: 11' 11" x 10' 6" into recess (3.63m x 3.20m)
- Kitchen: 7' 3" x 13' 7" (2.21m x 4.14m)
- Conservatory: 15' 1" x 9' 10" (4.60m x 3.00m)

FIRST FLOOR

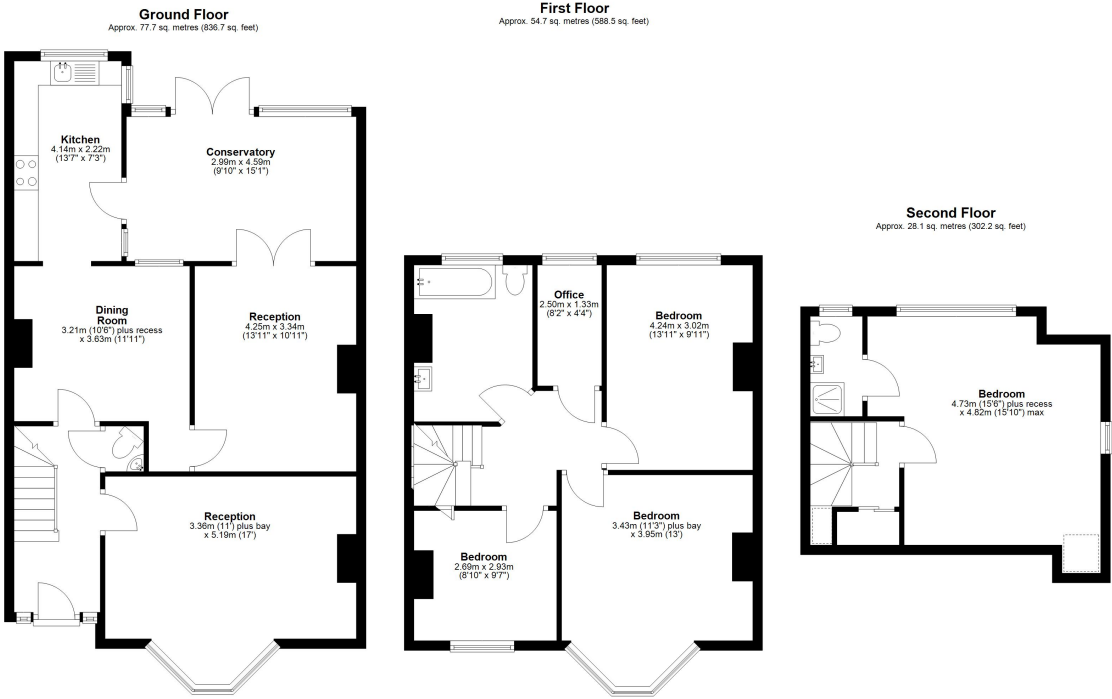
- Bedroom One: 13' x 11' 3" into bay (3.96m x 3.43m)
- Bedroom Two: 9' 11" x 13' 11" (3.02m x 4.24m)
- Bedroom Three: 9' 7" x 8' 10" (2.92m x 2.69m)
- Office: 4' 4" x 8' 2" (1.32m x 2.49m)
- First Floor Bathroom/WC

SECOND FLOOR

- Bedroom Four: 15' 10" x 15' 6" into recess (4.83m x 4.72m)
- Second Floor Shower/WC

EXTERIOR

- Off Street Parking
- Rear Garden Approx. 40ft



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- 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.

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

