



Felbrigge Road, SEVEN KINGS

£620,000

STATION LOCATION!! This fantastic example of an Edwardian, extended, four bedroom end of terrace house is perfectly located for Goodmayes mainline station with the Elizabeth Line transport links, local shops and restaurants. Benefits include double glazing, gas central heating, shared drive to detached garage, large rear garden, two large receptions, modern fitted kitchen, utility and wet room, four good size bedrooms and first floor family bathroom/WC. This property offers further potential to extend to the loft, subject to planning permission. Priced to sell so please call our Ilford sales team for an appointment to view.

- FOUR BEDROOMS
- TWO RECEPTIONS
- DETACHED GARAGE
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed double doors to fully enclosed storm porch, porch light, double glazed opaque internal door with matching side and fanlight leading to hallway.

HALLWAY

Wooden flooring, double radiator, wall mounted thermostat control, cupboard housing fuseboard, cupboard under stairs, cloak cupboard, dado rail, coving to ceiling.



RECEPTION ONE

14' 3" to bay x 16' 2" (4.34m x 4.93m)

Double glazed bay window to front, wooden flooring, radiator, power points, dado rail, coving to ceiling.



RECEPTION TWO

13' 10" maximum x 21' 2" to chimney breast (4.22m x 6.45m)

Double glazed picture and casement window to side, wooden flooring, double radiator, vertical radiator, storage cupboards to alcoves, power points, coving to ceiling, open plan to kitchen.



KITCHEN

10' 9" x 15' 10" (3.28m x 4.83m)

Three double glazed velux style windows to rear, tiled floor with underfloor heating, range of eye and base units with quartz work surface, splashback, Baumatic electric oven, five range gas hob, Smeg extractor hood, stainless steel sink with single drainer and mixer tap, central island unit with storage, integrated dishwasher and stainless steel sink with mixer tap, recess for American style fridge freezer, power points, LED spotlights to ceiling, double glazed bi-fold doors to garden.



UTILITY ROOM

4' 3" x 6' 3" (1.30m x 1.91m)

Double glazed velux style window to rear, tiled floor, plumbing for washing machine, storage cupboard, door to ground floor wet room/WC.



GROUND FLOOR WET ROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap, thermostatically controlled shower, halogen spotlights to ceiling, extractor fan.



FIRST FLOOR

LANDING

Radiator, access to loft.

BEDROOM ONE

12' 11" x 14' 5" to bay (3.94m x 4.39m)

Double glazed bay window to front, wooden flooring, double radiator, power points, picture rail, coving to ceiling.



BEDROOM TWO

9' 6" x 13' 8" (2.90m x 4.17m)

Double glazed picture and casement window to rear, wooden flooring, double radiator, power points, picture rail, coving to ceiling.



BEDROOM THREE

9' to alcove x 9' 5" (2.74m x 2.87m)

Double glazed picture and casement window to front, single radiator, power points, fitted wardrobe with vanity desk unit.



BEDROOM FOUR

6' 4" to alcove x 10' 6" (1.93m x 3.20m)

Double glazed picture and casement window to rear, double radiator, power points, cupboard to alcove housing wall mounted boiler.

FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, vanity sink unit with mixer tap, back to wall WC, panelled bath with grab rails, mixer tap, shower screen and thermostatically controlled shower over, extractor fan.



EXTERIOR

FRONT GARDEN

Harlequin style tiled path, flower borders, shared side access to detached garage.

REAR GARDEN


Approximately 98' with steps down to patio area, outside sensor, water tap, remainder to lawn, path, mature plant and shrub borders, greenhouse, 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			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.

Property Misdescriptions Act 1991: 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 ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.



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