







# Felbrigge Road, SEVEN KINGS

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.

£620,000

- 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.

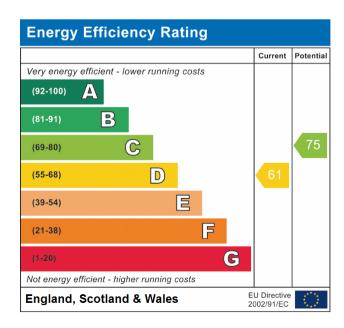




### **AGENTS NOTE**

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



### 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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**Ground Floor** 

**First Floor** 

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