



## Forterie Gardens, SEVEN KINGS

Guide Price £725,000 - £750,000 THIS PROPERTY TICKS ALL THE BOXES!! Payne and Co are proud to offer this 5 bedroom extended and improved semi-detached family home which is situated within comfortable walking distance of local schools, shops, train, bus routes and Goodmayes Park. The many benefits include two through lounges, kitchen diner, study, utility room, ground floor WC master bedroom with en suite, four further bedrooms, family bathroom, off street parking to front and a garage to rear with rear access. Don't miss out on this fantastic opportunity to buy a large family home, book your viewing today.

Guide Price £725,000

- SEMI DETACHED HOUSE
- FIVE BEDROOMS
- TWO RECEPTIONS
- STUDY
- DETACHED GARAGE
- EPC - D



## GROUND FLOOR

### ENTRANCE

Via double glazed leaded light front door to fully enclosed storm porch, double glazed leaded light picture and casement window to front, tiled floor, radiator, cloak area, internal door to hallway.

### HALLWAY

Wooden flooring, radiator, cupboard under stairs, coving to ceiling, stairs to first floor via dog-leg landing.



### THROUGH LOUNGE

11' x 27' (3.35m x 8.23m)

Double glazed leaded light picture and casement window to front, wooden flooring, two radiators with covers, living flame remote control gas fire, power points, wall light points, halogen spotlights to ceiling.



### FAMILY ROOM

12' 2" extending to 13' 8" x 26' 10" to bay (3.71m x 8.18m)

Double glazed leaded light bay window to front, wooden flooring, two radiators with covers, power points, wall light points.



### OFFICE/STUDY

5' x 10' 1" to cupboard (1.52m x 3.07m)

Power points, internet point, fitted cupboard.



## KITCHEN

10' 2" x 19' 5" (3.10m x 5.92m)

Double glazed leaded light picture and casement window to rear, tiled floor, part tiled walls, breakfast bar, radiator, range of eye and base units with rolled edge worktops, dual fuel range cooker, stainless steel splashback, extractor hood, ceramic sink with mixer tap and filter tap, integrated fridges and freezers, integrated dishwasher, halogen spotlights to ceiling, door to utility room, double glazed leaded light double doors to garden.



## UTILITY ROOM

6' 8" x 9' 1" (2.03m x 2.77m)

Tiled floor, tiled walls with border, 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, power points, door to ground floor WC, double glazed leaded light door to garden.



## GROUND FLOOR WC

Double glazed opaque leaded light picture and casement window to rear, tiled floor and walls, pedestal basin with mixer tap, close coupled WC.

## FIRST FLOOR

### LANDING

Double glazed leaded light picture and casement window to front, open balustrade staircase, storage cupboard, radiator.



### BEDROOM ONE

10' 9" x 12' 8" (3.28m x 3.86m)

Double glazed leaded light picture and casement window to front, radiator with cover, power points, coving to ceiling.



### BEDROOM TWO

10' 9" x 10' 1" (3.28m x 3.07m)

Double glazed leaded light picture and casement window to rear, radiator with cover, power points, coving to ceiling.





## MASTER BEDROOM

9' 1" x 14' 7" (2.77m x 4.45m)

Double glazed leaded light picture and casement window to front, radiator, power points, fitted wardrobes, door to en-suite shower/WC.



## EN-SUITE SHOWER/WC

Double glazed opaque leaded light picture and casement window to rear, tiled floor and walls, chrome towel radiator, pedestal basin with mixer tap, close coupled WC, shower cubicle with thermostatically controlled shower over, halogen spotlights to ceiling, extractor fan, cupboard housing megaflow style system with wall mounted boiler.



## FAMILY BATHROOM/WC

Double glazed opaque leaded light picture and casement window to rear, tiled floor and walls, chrome towel radiator, semi-pedestal wash basin with mixer tap, close coupled WC, panelled jacuzzi bath with mixer tap and shower attachment, halogen spotlights to ceiling.



## SECOND FLOOR

### LANDING

Storage cupboard.

## BEDROOM FOUR

13' 4" to narrowing head height x 14' to narrowing head height (4.06m x 4.27m)

Double glazed velux style window to rear, power points, storage to eaves.



## BEDROOM FIVE

13' 11" to narrowing head height x 10' 10" to narrowing head height (4.24m x 3.30m)

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



## EXTERIOR

### FRONT GARDEN

Brick paved providing off street parking.

## REAR GARDEN

54' with decked veranda, outside lights, water tap, lawn area with raised border, power points, path to rear, timber shed, detached garage.



## DETACHED GARAGE

9' x 21' (2.74m x 6.40m)

Accessed via rear entrance.



## ADDITIONAL INFORMATION

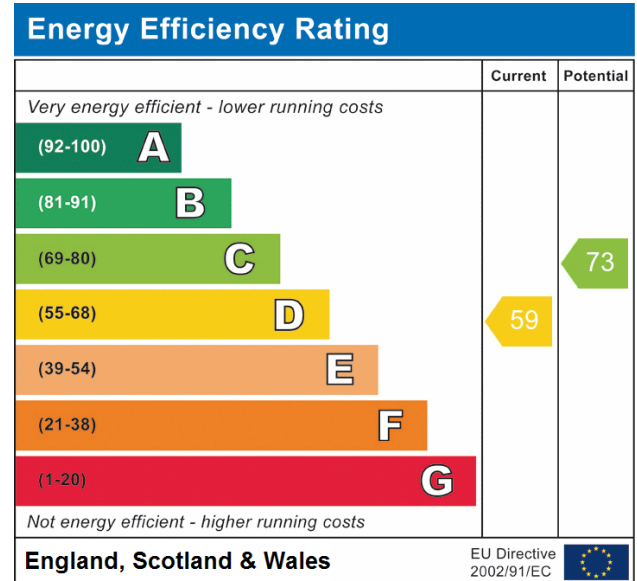
FREEHOLD

Redbridge Council Tax - Band C

## 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?

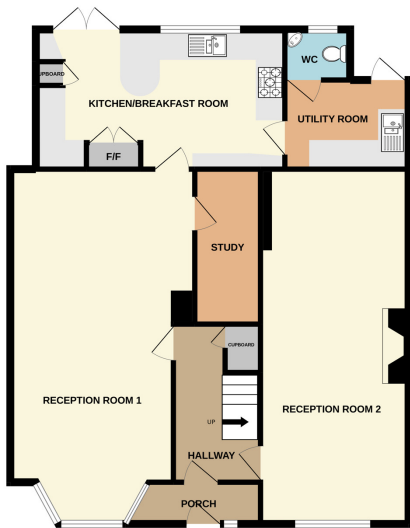
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

## Disclaimer

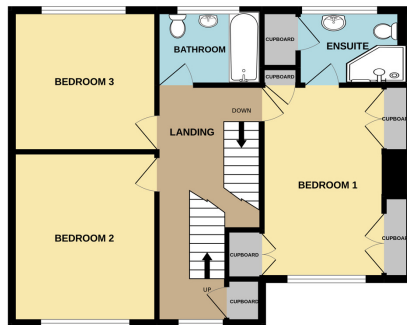
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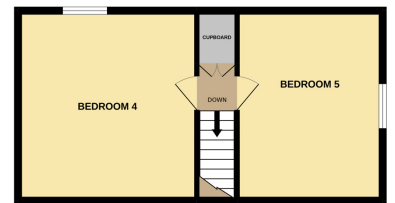
GROUND FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



2ND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 2057 sq.ft. (191.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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