

Aldborough Road South, SEVEN KINGS

Guide Price £580,000

STATION LOCATION!! Guide Price £580,000 - £600,000. This large, four bedroom terraced house is located within convenient walking distance to schools, local shops, restaurants and Seven Kings mainline station with the oncoming Elizabeth Line and its major transport links. Benefits include double glazing, gas central heating, off street parking, two receptions, large kitchen diner, separate utility area, ground floor wet room, first floor bathroom and separate WC. This property is priced to sell so please call our Ilford sales team as soon as possible for an appointment to view.

- FOUR BEDROOMS
- TWO RECEPTIONS
- TWO BATHROOMS
- OFF STREET PARKING
- 29' REAR GARDEN
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed fully enclosed storm porch, tiled floor, porch light, glazed internal door to hallway.

HALLWAY

Double radiator.

RECEPTION ONE

15' 3" to alcove x 16' 8" to bay (4.65m x 5.08m)

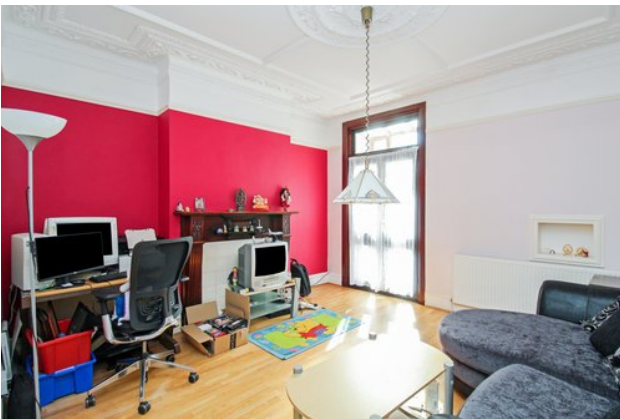
Double glazed square bay window to front, laminate flooring, double radiator, tiled fireplace with wooden surround, coving to ceiling, ceiling rose.



RECEPTION TWO

13' x 13' 6" to alcove (3.96m x 4.11m)

Laminate flooring, double radiator, tiled fireplace with wooden surround, picture rail, coving to ceiling, double glazed double doors to lean-to.



KITCHEN DINER

11' 9" x 19' 4" (3.58m x 5.89m)

Double glazed picture and casement window to side, panelled walls, double radiator, breakfast bar, tiled splashback, range of eye and base units, electric oven, gas hob, extractor hood, plumbing for dishwasher, storage cupboard, cupboard under stairs.



UTILITY ROOM

4' 6" x 10' (1.37m x 3.05m)

Double glazed opaque picture and casement window to rear, tiled walls, single radiator, plumbing for washing machine, double glazed opaque door to garden.



GROUND FLOOR WET ROOM/WC

6' 1" x 8' 11" (1.85m x 2.72m)

Double glazed opaque picture and casement window to rear, tiled walls, double radiator, close coupled WC, hand wash basin, disabled access shower with electric shower over.



FIRST FLOOR

SPLIT LEVEL LANDING

Open balustrade staircase, storage cupboard, access to loft.

FIRST FLOOR BATHROOM

Double glazed opaque picture and casement window to side, double radiator, pedestal basin, panelled bath with grab rails, mixer tap and shower attachment, shower cubicle.

FIRST FLOOR WC

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

BEDROOM ONE

11' 11" x 17' (3.63m x 5.18m)

Double glazed bay window to front, double radiator, open cast fireplace, fitted wardrobes.



BEDROOM TWO

12' 5" x 13' 2" (3.78m x 4.01m)

Double glazed picture and casement window to rear, double radiator, fire surround, power points, storage cupboard, fitted wardrobe.



BEDROOM THREE

10' x 11' 11" (3.05m x 3.63m)

Double glazed picture and casement window to rear, double radiator, power points.

BEDROOM FOUR

5' 8" x 10' (1.73m x 3.05m)

Double glazed picture and casement window to front, laminate flooring, double radiator, power points, interconnecting door to bedroom one.



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

29' with ramp down from reception two, paved patio area, raised borders, storage shed, rear access to alleyway.

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		77
(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.

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