

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Aberdour Road, GOODMAYES, IG3 9PG

Freehold

Guide Price £750,000



Council Tax: Band E  
Redbridge

Guide Price £750,000 - £800,000. Payne & Co are pleased to offer for sale this link-detached house, ideal for investors or families looking for a property to modernise and make their own. With its four bedrooms and two reception rooms, this property offers ample space for a growing family. The house features a double bedroom with a dressing area, two additional double bedrooms, and a single bedroom. Both bathrooms are located on the first floor, one of which is a designated shower room. The kitchen accommodates a dining space, perfect for family meals and gatherings. In addition, the house offers one reception room with a round bay window. The property also boasts off-street parking, a ground floor WC, an integral garage, side access, and a porch. Situated opposite Goodmayes Park and close to public transport links, Goodmayes Elizabeth line, local amenities and schools, the location is highly convenient. The property is offered with no onward chain, making it an attractive investment opportunity.

- Four bedrooms
- Two reception rooms
- No onward chain
- Integral garage
- Opposite Goodmayes Park

- Link detached house
- Extended kitchen with dining space
- Off-street parking
- Side access
- Ideal family home





GROUND FLOOR

Enclosed Porch  
Hallway  
Reception One: 12' x 11' 11" plus bay (3.66m x 3.63m)  
Reception Two: 11' x 11' 5" (3.35m x 3.48m)  
Kitchen Diner: 25' 11" max. x 20' 7" max. (7.90m x 6.27m)  
Ground Floor WC



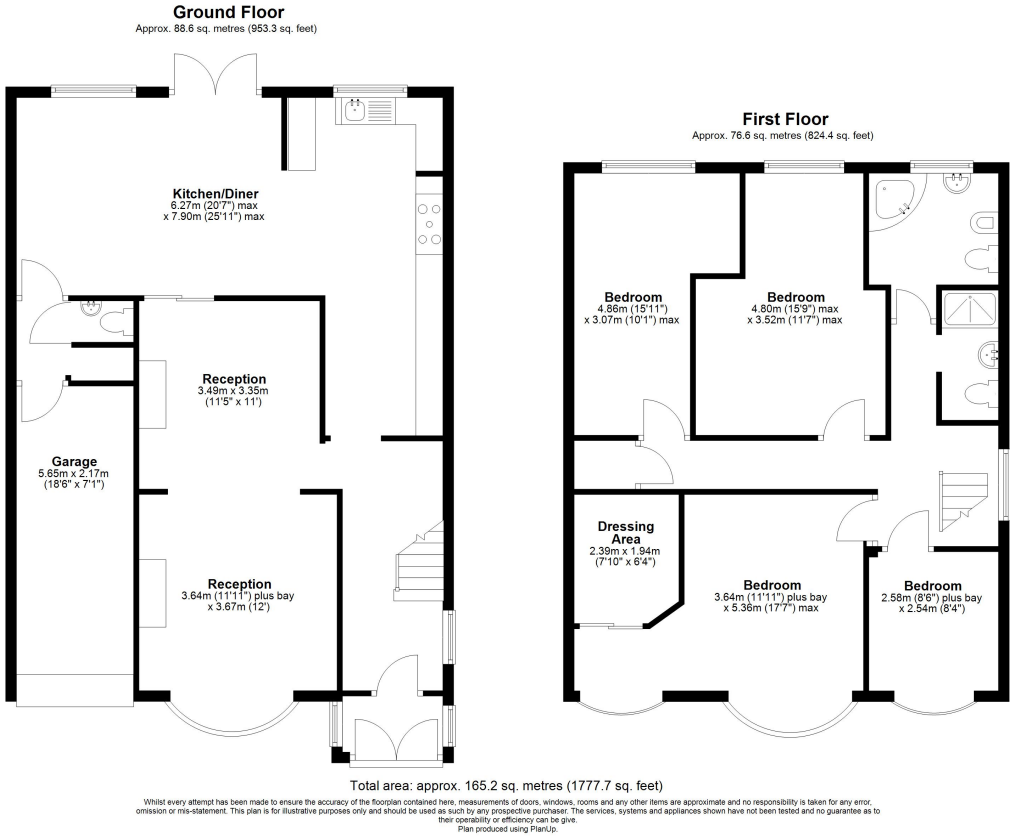
FIRST FLOOR

Bedroom One: 17' 7" max. x 11' 11" max. (5.36m x 3.63m)  
Dressing Area: 6' 4" x 7' 10" (1.93m x 2.39m)  
Bedroom Two: 10' 1" max. x 15' 11" (3.07m x 4.85m)  
Bedroom Three: 11' 7" max. x 15' 9" max. (3.53m x 4.80m)  
Bedroom Four: 8' 4" x 8' 6" plus bay (2.54m x 2.59m)  
First Floor Bathroom/WC  
First Floor Shower/WC



EXTERIOR

Integral Garage: 7' 1" x 18' 6" (2.16m x 5.64m)  
Rear Garden



020 8518 3000 | Ilford@payneandco.co.uk | payneandco.co.uk  
151 Cranbrook Road, Ilford, IG1 4TA

- 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				
(92+)	75	49		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)	49	25		
D				
(39-54)				
E				
(21-38)				
F				
(1-20)	10	5		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				



