



## Betchworth Road, SEVEN KINGS

DREAM HOME PROJECT!! Guide Price £425,000 - £450,000. Take a look at this bay fronted, three bedroom terraced house which is situated within comfortable walking distance to local bus routes, shops, schools, parks and Seven Kings mainline station with its Elizabeth Line transport links. The property benefits from double glazing, gas central heating and is in need of modernisation and refurbishment which we feel has been reflected in the guide price. Don't miss out on this excellent opportunity, please call our Ilford sales team for your appointment to view.

Guide Price £425,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- FIRST FLOOR BATHROOM/WC
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D



## GROUND FLOOR

### ENTRANCE

Via front door to hallway.

### HALLWAY

Radiator, fittings for wall lights, dado rail, coving to ceiling, under stairs storage cupboard housing meters, stairs to first floor.



### KITCHEN

Window to rear, range of eye and base units incorporating one and a half bowl stainless steel sink and drainer with mixer tap, plumbing for washing machine, tiled splashbacks, wall mounted Vaillant boiler, sliding door to through lounge.



### THROUGH LOUNGE

Double glazed bay window to front, two radiators, fireplace, coving to ceiling, double glazed bay window to rear.



## FIRST FLOOR

### LANDING

Access to loft.

### BEDROOM ONE

Double glazed bay window to front, radiator, two fitted cupboards with top boxes to recess.



### BEDROOM TWO

Double glazed window to rear, radiator.



### BEDROOM THREE

Double glazed window to rear, radiator, coving to ceiling.



**FIRST FLOOR BATHROOM/WC**

Double glazed frosted window to front, tiled walls, chrome towel rail, panelled bath with grab handles, mixer tap and shower attachment, push button low flush WC, vanity sink unit with mixer tap.



**EXTERIOR**

**FRONT GARDEN**

Tiled path to front door.

**REAR GARDEN**

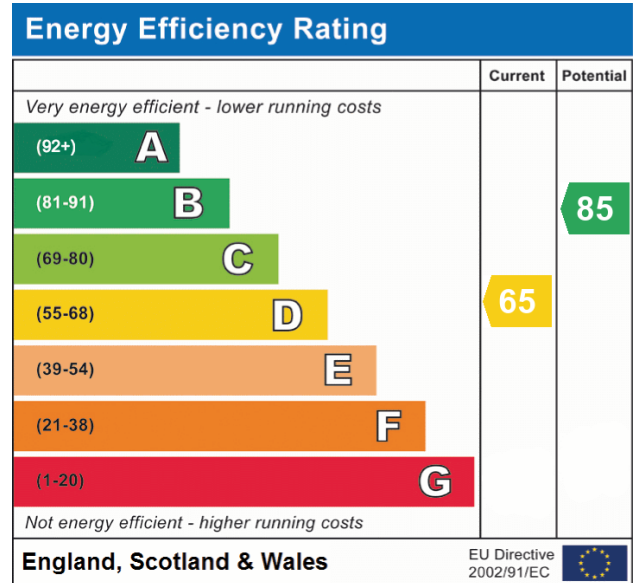
Crazy paved patio area, remainder is overgrown and unmeasured at the time of our inspection.



**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 £300 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**

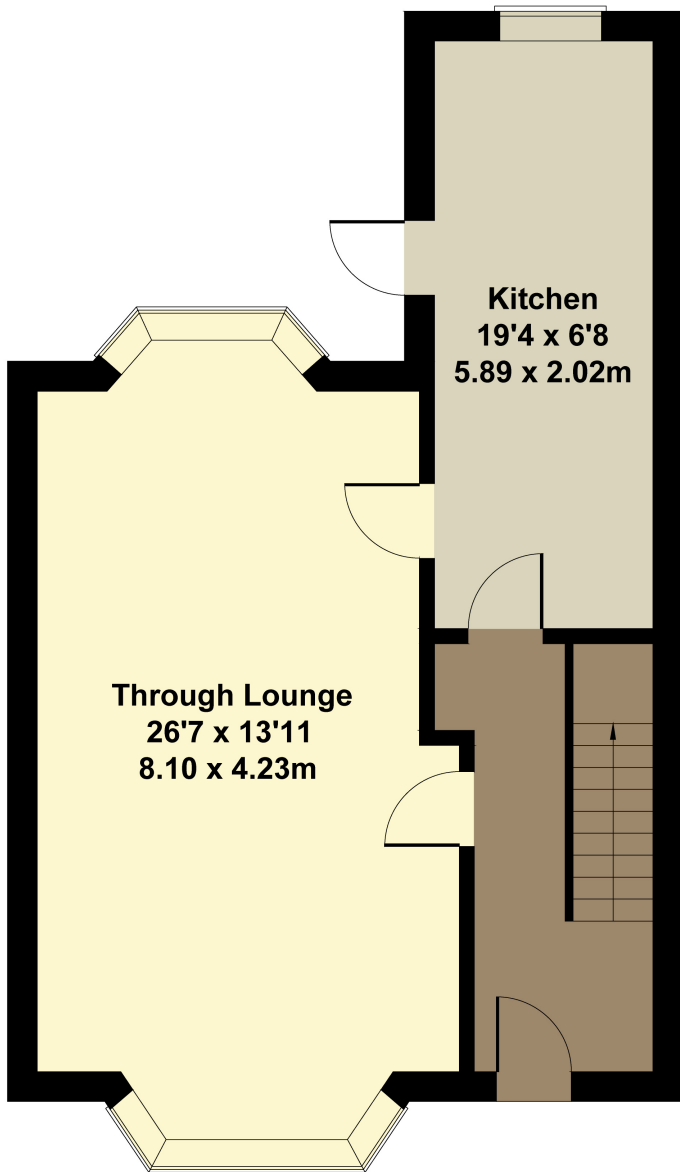
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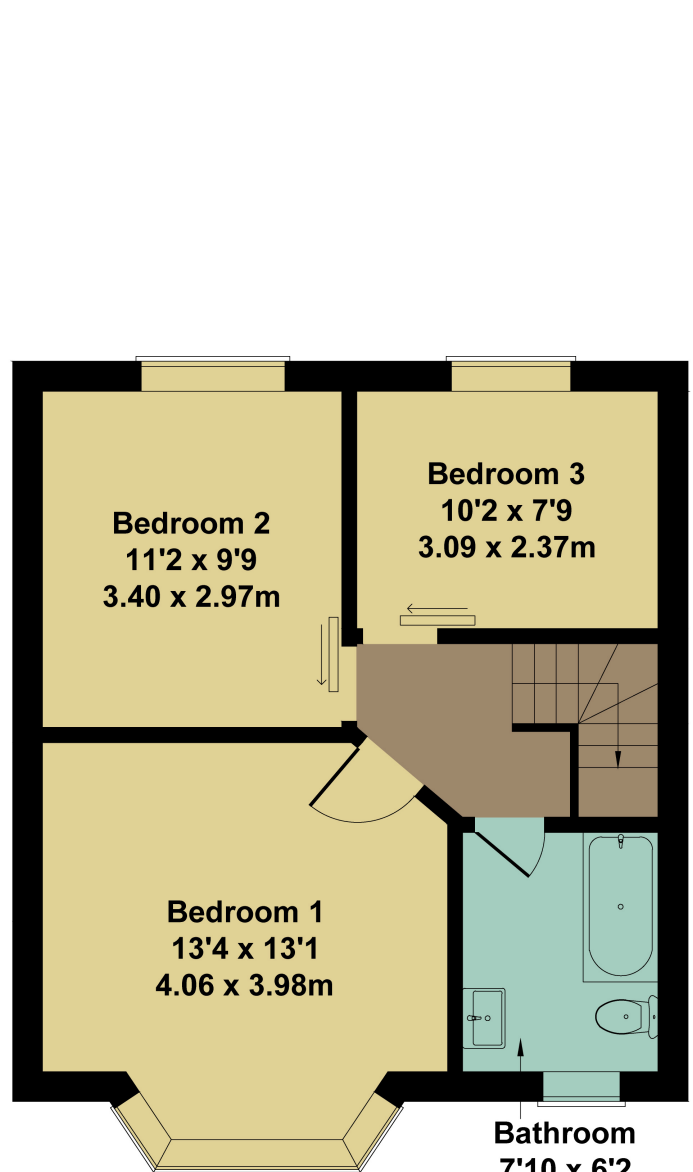
# Betchworth Road

Approximate Gross Internal Area

1033 sq ft - 96 sq m



**GROUND FLOOR**



**FIRST FLOOR**

**Bathroom**  
7'10 x 6'2  
2.40 x 1.89m

Not to Scale. Produced By One Stop Property Services  
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