



## Forterie Gardens, SEVEN KINGS

£650,000

WHAT A FIND!! This large, extended, four bedroom, semi detached house has many potential uses. Benefits include two large receptions, extended kitchen diner, ground floor WC, first floor shower/WC, further bathroom and separate WC, integrated garage and former commercial unit consisting of three separate rooms. This would make an ideal family home and there is further potential to extend to the loft, subject to planning permission. This property is conveniently located for local schools, shops, trains, bus routes and Goodmayes Park. Priced to sell so please call our Ilford sales team for more details and your appointment to view.

- SEMI DETACHED HOUSE
- FOUR BEDROOMS
- INTEGRAL GARAGE
- OFF STREET PARKING
- COUNCIL TAX - BAND E
- EPC - D

## GROUND FLOOR

### ENTRANCE

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

### HALLWAY

Double glazed opaque picture and casement window to side, wooden flooring, double radiator, cupboard under stairs, wall mounted thermostat control.

### RECEPTION ONE

12' 9" to alcove x 15' 5" to bay (3.89m x 4.70m)

Double glazed bay window to front, wooden flooring, single radiator, power points, wall light points.



### RECEPTION TWO

10' 3" narrowing to 9' 8" x 25' 6" (3.12m x 7.77m)

Two double radiators, power points, wall light points, double glazed patio doors to garden.



### KITCHEN DINER

8' 7" x 22' 2" (2.62m x 6.76m)

Double glazed picture and casement window to rear, tiled floor, single radiator, range of eye and base units with rolled edge worktops, stainless steel sink with double drainer and mixer tap, gas hob with extractor hood, electric hob with extractor hood, double electric oven, plumbing for washing machine and dishwasher, door to lobby.



### LOBBY

Tiled floor, double glazed opaque door to side, double glazed door with sidelight leading to garden.



### GROUND FLOOR WC

Double glazed opaque picture and casement window to side, tiled floor and walls, single radiator, low level flush WC, hand wash basin, power points, door to garden.

## FIRST FLOOR

### SPLIT LEVEL LANDING

Double glazed opaque picture and casement window to front, single radiator, hand wash basin with mixer tap.

### FIRST FLOOR SHOWER/WC

Tiled floor and walls, towel radiator, bidet, close coupled WC, shower cubicle with thermostatically controlled shower over, extractor fan.

### BEDROOM ONE

12' 2" x 15' 8" to bay (3.71m x 4.78m)

Double glazed bay window to front, radiator, power points, wall light point, fitted wardrobe.



### BEDROOM TWO

10' 3" x 14' 10" to bay (3.12m x 4.52m)

Double glazed bay window to rear, radiator, power points, fitted wardrobe and shelving, cupboard housing integrated wash basin.



### BEDROOM THREE

8' 6" x 15' 2" (2.59m x 4.62m)

Double glazed picture and casement window to rear, radiator, power points, fitted wardrobe with overhead storage.



### BEDROOM FOUR

6' 3" x 8' 5" (1.91m x 2.57m)

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



### FIRST FLOOR WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, close coupled WC.

### FIRST FLOOR BATHROOM

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, vanity sink unit with mixer tap, walk-in bath with mixer tap and shower attachment, thermostatically controlled multi-jet shower and screen, extractor fan.



### EXTERIOR

#### FRONT GARDEN

Providing off street parking and own drive to integral garage.

### INTEGRAL GARAGE

8' 6" x 16' 7" (2.59m x 5.05m)

Single radiator, power points.



### ATTACHED REAR COMMERCIAL UNIT

#### ROOM ONE

11' 10" x 12' (3.61m x 3.66m)

Picture and casement window to side, single radiator, power points, door to side access, further door to conservatory.



#### ROOM TWO

8' 11" x 11' 11" (2.72m x 3.63m)

Picture and casement window to side, single radiator, power points, door to room three, door to garden.



#### ROOM THREE

5' x 11' 11" (1.52m x 3.63m)

Picture and casement window to rear, single radiator, power points.



## REAR GARDEN

49' x 51' (14.94m x 15.54m)

Paved patio area, remainder to lawn, outside tap, mature shrub and plant borders, shed to infill.



## ADDITIONAL INFORMATION

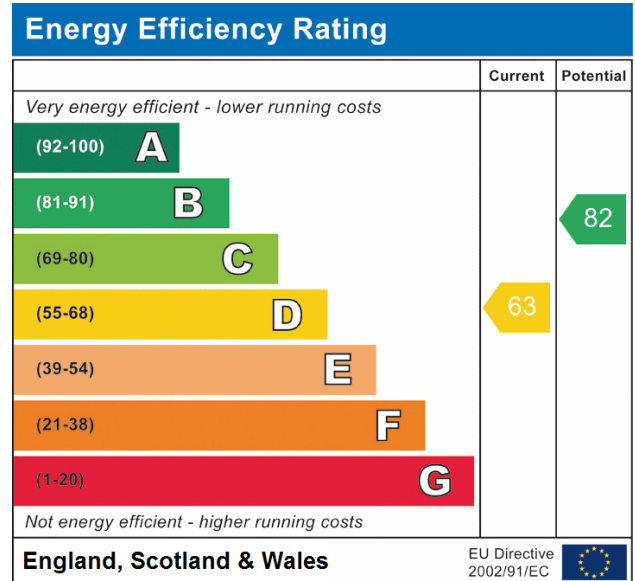
FREEHOLD

Redbridge Council Tax - Band E

## 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

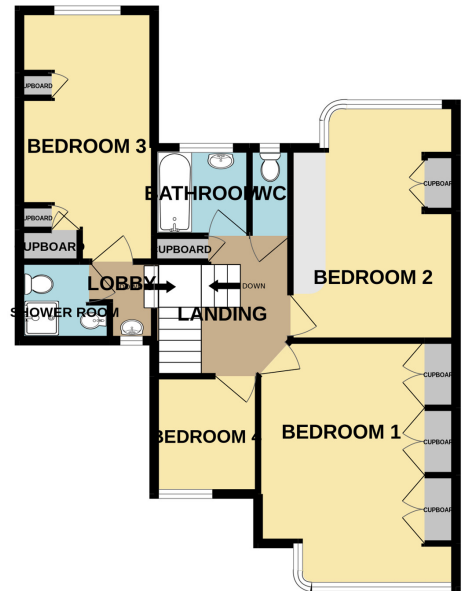
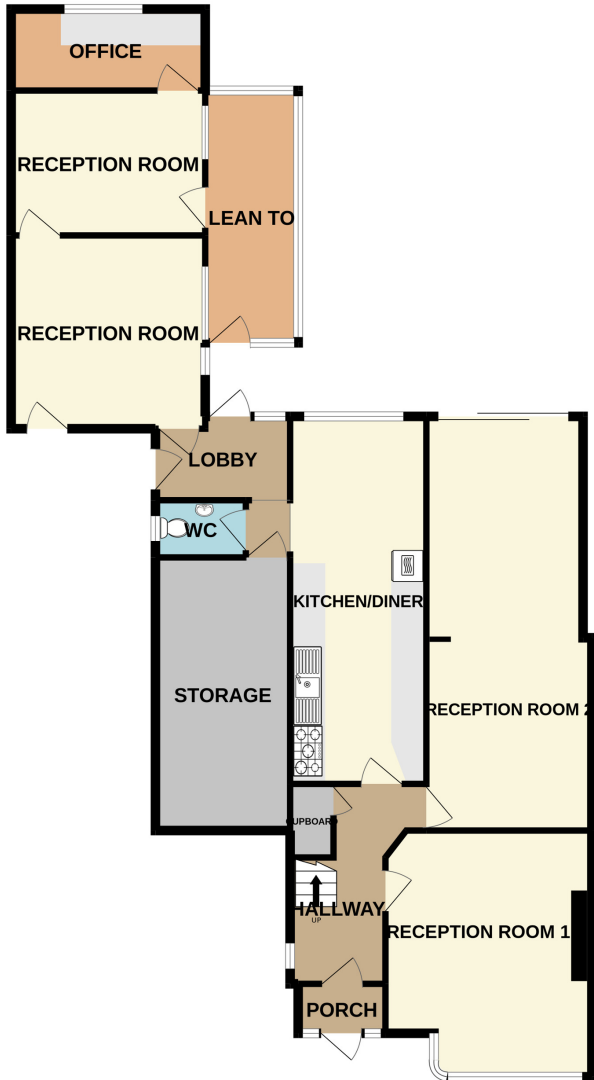
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GROUND FLOOR  
1325 sq.ft. (123.1 sq.m.) approx.

1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1975 sq.ft. (183.4 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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