



Dawlish Drive, SEVEN KINGS

TICKS ALL THE BOXES!! This extended, well maintained, four bedroom, end of terrace house is located on this popular turning in Seven Kings and is offered in great decorative order. The property benefits from two large receptions, modern fitted kitchen, ground floor shower/WC/utility room, first floor family bathroom/WC, three light and airy first floor bedrooms and a further bedroom on the second floor. Further benefits include off street parking, shared side access to detached garage/workshop and a fantastic landscaped rear garden which is perfect for entertaining family and friends. An early viewing is essential to appreciate the size and condition of this wonderful property. Please call our Ilford sales team for your appointment to view.

Offers Over £625,000

- FOUR BEDROOMS
- TWO RECEPTIONS
- DETACHED GARAGE
- COUNCIL TAX - BAND E
- FREEHOLD
- EPC - D

GROUND FLOOR

ENTRANCE

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

HALLWAY

Wooden flooring, single radiator, cupboard under stairs with pull out shoe drawers.



RECEPTION ONE

12' 4" to alcove x 14' 9" to bay (3.76m x 4.50m)

Double glazed bevelled light round bay window to front, single radiator, open cast fireplace with slate hearth and stone surround, power points, wall light points, halogen spotlights to ceiling.



RECEPTION TWO

11' 1" x 15' 3" to bay (3.38m x 4.65m)

Wooden flooring, single radiator, power points, picture rail, halogen spotlights to ceiling, double glazed bay window to rear, double doors to garden.



KITCHEN/BREAKFAST ROOM

16' 5" x 11' 11" (5.00m x 3.63m)

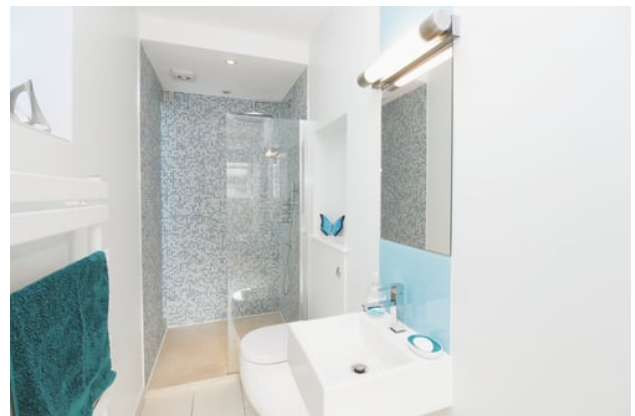
tiled floor, double radiator, range of eye and base units with granite work surfaces, AEG hob with splashback and extractor hood, double electric oven, microwave, central island unit with granite work surface, one and a quarter bowl stainless steel sink with mixer tap, integrated dishwasher, recess for fridge freezer, LED spotlights to ceiling, double glazed bi-fold doors to garden.



GROUND FLOOR SHOWER/WC/UTILITY ROOM

3' 8" x 17' 2" (1.12m x 5.23m)

Double glazed opaque bevelled light picture and casement window to front, two glass block windows to side, tiled floor, towel radiator, back to wall WC, hand wash basin with mixer tap and tiled splashback, butler sink with mixer tap, granite work surface and storage cupboard, plumbing for washing machine, walk-in cubicle with thermostatically controlled shower, extractor fan, halogen spotlights to ceiling.



FIRST FLOOR

LANDING

Double glazed opaque picture and casement window to side, open balustrade staircase, double radiator, power points, cupboard housing wall mounted boiler and Megaflow system.



FIRST FLOOR BATHROOM/WC

Two double glazed opaque picture and casement windows to rear, tiled floor and walls, panelled bath with mixer tap, His and Hers wash basins with mixer taps, back to wall WC, cubicle with thermostatically controlled shower, storage cupboard, halogen spotlights to ceiling.



BEDROOM ONE

10' 10" x 13' 2" to bay (3.30m x 4.01m)

Double glazed bay window to rear, single radiator, power points, wall light points, halogen spotlights to ceiling, fitted wardrobes.



BEDROOM TWO

10' to wardrobes x 14' 9" to bay (3.05m x 4.50m)

Double glazed bevelled light bay window to front, laminate flooring, single radiator, power points, fitted wardrobes with vanity desk unit.



BEDROOM THREE

8' 9" x 11' 9" (2.67m x 3.58m)

Two double glazed bevelled light picture and casement windows to front, double glazed skylight window to side into vaulted ceiling, double radiator power points, cabin bed.



SECOND FLOOR

LANDING

Double glazed skylight window to side. (This space is currently being used as a study area)



BEDROOM FOUR

10' 2" x 14' to narrowing head height (3.10m x 4.27m)
Double glazed skylight windows to front and rear, wooden flooring, two double radiators, power points, wall light points.



EXTERIOR

FRONT GARDEN

Off street parking, shared side access to garden and detached garage.

REAR GARDEN

Decked veranda, path, steps down to lawn area, raised flower borders, raised vegetable borders and greenhouse to rear, outside tap and light.



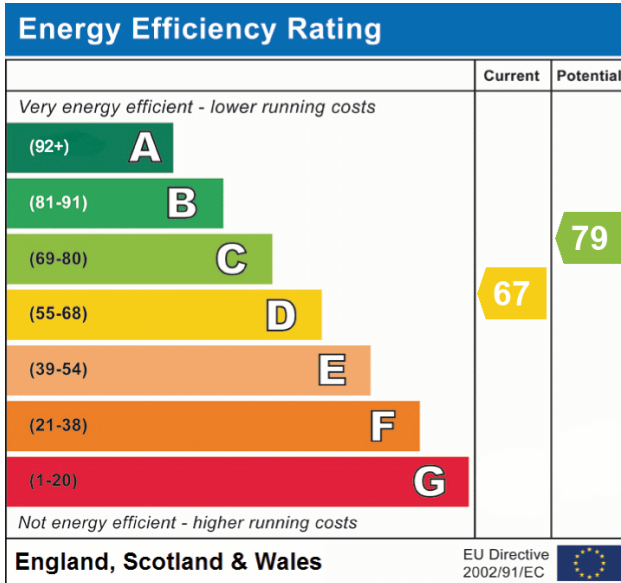
DETACHED GARAGE/WORKSHOP

Double glazed bi-fold doors to garden, power and lighting.



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.



What's Next?

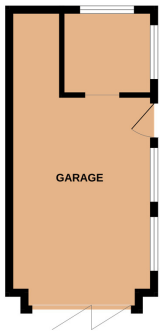
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

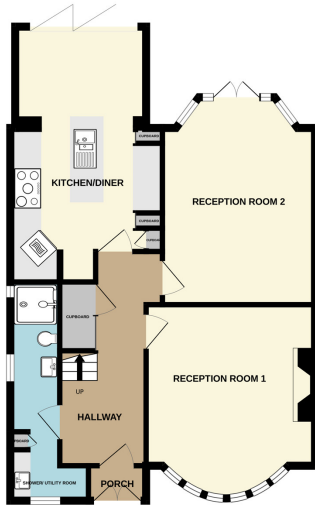
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GARAGE
230 sq.ft. (21.4 sq.m.) approx.



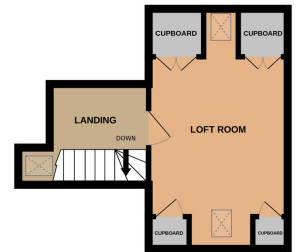
GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.1 sq.m.) approx.



2ND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1712 sq.ft. (159.0 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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