



Felbrigge Road, GOODMAYES

Offers in Excess of £650,000

STATION LOCATION!! This large, four bedroom, extended terraced house is perfectly located for Goodmayes and Seven Kings mainline station with its Elizabeth Line transport links. The property has been well maintained by the current owners and benefits from two large receptions, extended kitchen diner, conservatory, ground floor shower/WC, four good size first floor bedrooms, first floor shower/WC and a loft room, ideal for home office, hobby room or guest room. Externally there is off street parking, 58' rear garden and a large summer house with further storage to the rear. There is potential for a dormer extension to the loft, subject to planning permission, making this a spacious family home. Please call our Ilford sales office for an appointment to view.

- FOUR BEDROOMS
- LOFT ROOM
- TWO RECEPTIONS
- COUNCIL TAX - BAND D
- FREEHOLD
- EPC - C

GROUND FLOOR

ENTRANCE

Via double glazed double doors to fully enclosed storm porch, tiled floor, power points, LED spotlights to ceiling, double glazed opaque internal door with matching side and fanlight leading to hallway.

HALLWAY

Laminate flooring, radiator with cover, dado rail, LED spotlights to ceiling, coving to ceiling.

RECEPTION ONE

14' 3" to bay x 16' 7" (4.34m x 5.05m)

Double glazed bevelled light bay window to front, laminate flooring, two radiators, power points, wall light points, dado rail, coving to ceiling.



RECEPTION TWO

13' 10" narrowing to 10' 4" x 23' (4.22m x 7.01m)

Laminate flooring, radiator with cover, further radiator, wall light points, power points, coving to ceiling, double glazed patio doors to kitchen diner.



KITCHEN DINER

10' 11" x 19' 1" (3.33m x 5.82m)

Two double glazed picture and casement windows to rear, two skylight windows, tiled floor, radiator with cover, range of eye and base units with rolled edge worktops, tiled splashback, stainless steel sink with single drainer and mixer tap, glazed display unit, peninsular breakfast bar, double electric oven, gas hob, extractor hood, cupboard housing wall mounted boiler, LED spotlights to ceiling, double glazed opaque door to conservatory.



CONSERVATORY

7' 1" x 22' 7" (2.16m x 6.88m)

Double glazed picture and casement window to rear, laminate flooring, power points, cupboard housing plumbing for washing machine, double glazed double doors to garden.



GROUND FLOOR SHOWER/WC

Double glazed opaque picture and casement window to rear, tiled walls, tiled floor with under floor heating, chrome towel radiator, close coupled WC with douche attachment, vanity sink unit with mixer tap, mirrored wall unit, cubicle with thermostatically controlled shower over, LED spotlights to ceiling, extractor fan.



FIRST FLOOR

LANDING

Open balustrade staircase, LED spotlights to ceiling, stairs to loft room.

BEDROOM ONE

13' 2" x 14' 4" to bay (4.01m x 4.37m)

Double glazed coloured leaded light bay window to front, laminate flooring, double radiator, power points, double aspect fitted wardrobes.



BEDROOM TWO

9' 9" x 13' 9" (2.97m x 4.19m)

Double glazed picture and casement window to rear, laminate flooring, double radiator, power points, fitted wardrobes with overhead storage.



BEDROOM THREE

7' 5" to wardrobes x 8' 11" (2.26m x 2.72m)

Double glazed coloured leaded light picture and casement window to front, laminate flooring, power points, double radiator, full height fitted wardrobes.



BEDROOM FOUR

7' 10" x 10' 7" (2.39m x 3.23m)

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



FIRST FLOOR SHOWER/WC

Double glazed opaque casement window to rear, tiled walls, tiled floor with under floor heating, chrome towel radiator, vanity sink unit with mixer tap, mirror unit, close coupled WC with douche attachment, cubicle with thermostatically controlled shower over, LED spotlights to ceiling, extractor fan.



SECOND FLOOR

LOFT ROOM

11' 8" to narrowing head height x 18' 2" to wardrobes (3.56m x 5.54m)

Two double glazed skylight windows to rear, power points, LED spotlights to ceiling, storage to eaves, fitted wardrobes.



EXTERIOR

FRONT GARDEN

Brick paved providing off street parking.

REAR GARDEN

58' with steps down to decked veranda with balustrade, further steps down to lawn area with stepping stone path, raised flower borders, outside sink, sensor light, rear patio with dwarf retaining wall.



SUMMER HOUSE

10' 10" x 22' 8" (3.30m x 6.91m)

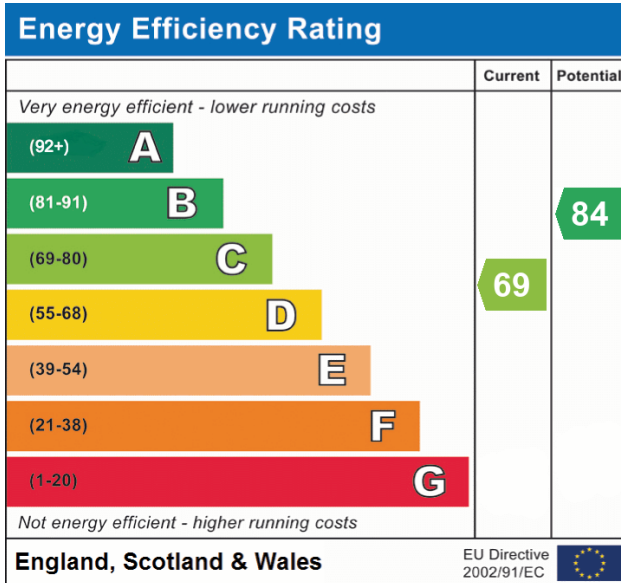
Double glazed picture and casement window to front, laminate flooring, power points, range of eye and base units with rolled edge worktops, double glazed opaque door to garden.

Further storage area to rear measuring 22' 10" x 7'



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?

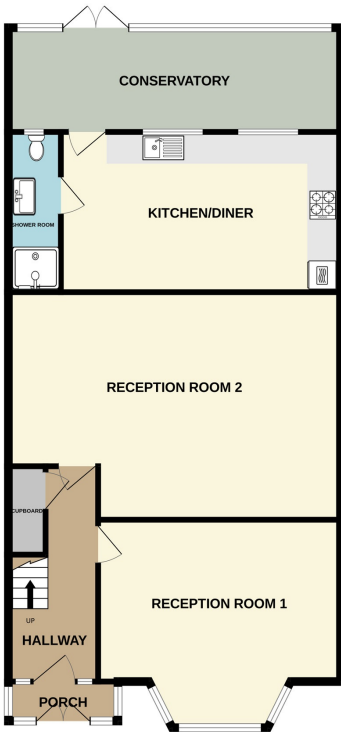
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

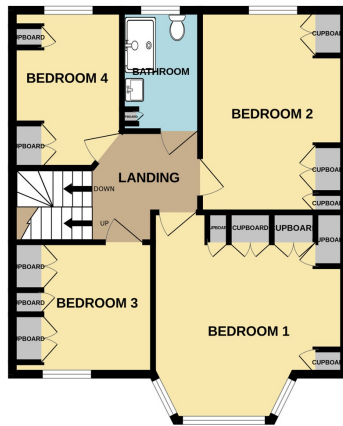
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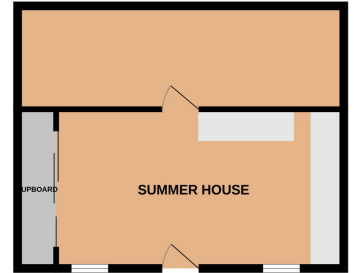
GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



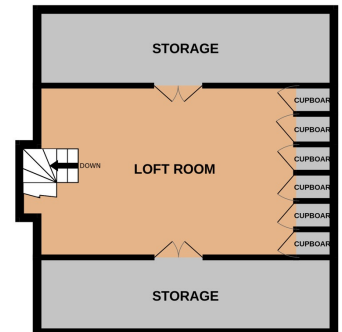
1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



SUMMER HOUSE
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 2494 sq.ft. (231.7 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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