



Pembroke Road, SEVEN KINGS

WELCOME HOME!! Payne & Co are pleased to present this three bedroom end of terrace house, currently listed for sale. This property boasts three bedrooms and two bathrooms. The ground floor accommodates a lounge/diner offering the perfect social space. There is also a well-appointed kitchen. The property also benefits from off-street parking for up to two cars, a brick-built garden shed adds a handy storage solution for your outdoor requirements. Situated in a location that enjoys convenient access to Seven Kings Station with its Elizabeth Line links, Newbury Park Underground Station with its Central line links, local bus routes, schools and nearby parks. Please call our sales team for more information and an appointment to view.

Offers Over £550,000

- THREE BEDROOMS
- TWO BATHROOMS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - E

GROUND FLOOR

ENTRANCE

Via double glazed door to porch with door to lounge diner and door to rear garden.

LOUNGE DINER

13' 6" x 28' 7" to bay (4.11m x 8.71m)

Double glazed bay window to front, double glazed window to side, wood style flooring, radiator, feature fireplace.



KITCHEN

9' 11" x 13' 8" (3.02m x 4.17m)

Double glazed windows to side and rear, tiled floor, range of eye and base units with rolled edge worktops, tiled splashbacks, power points, electric oven, gas hob, extractor hood, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, spotlights to ceiling, stairs to first floor, door to garden.



FIRST FLOOR

LANDING

Storage cupboard over stairs housing wall mounted boiler, wood flooring, radiator, stairs to second floor.

FIRST FLOOR BATHROOM/WC

7' 8" x 12' 1" (2.34m x 3.68m)

Double glazed opaque window to side, vinyl flooring, tiled walls, radiator, low level flush WC, pedestal wash basin, panelled bath, storage cupboard.



BEDROOM ONE

14' x 12' 9" to bay (4.27m x 3.89m)

Double glazed window to front, radiator.



EN-SUITE SHOWER/WC

5' 5" x 7' 4" (1.65m x 2.24m)

Tiled floor and walls, radiator, shower cubicle, low level flush WC, pedestal wash basin, extractor fan.



BEDROOM TWO

Double glazed window to rear, laminate flooring, radiator.



SECOND FLOOR

BEDROOM THREE

10' 11" x 16' 3" narrowing to 9' 10" (3.33m x 4.95m)

Double glazed window to front, radiator, storage to eaves.



EXTERIOR

FRONT GARDEN

Block paved providing off street parking.

REAR GARDEN

Approximately 40' with patio area, remainder to lawn, stepping stone path to outbuilding, water tap, brick built BBQ, outside lighting



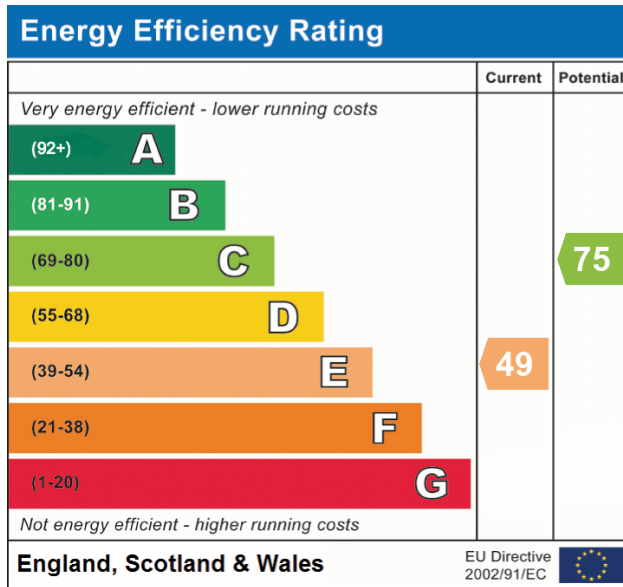
OUTBUILDING

8' x 15' 4" (2.44m x 4.67m) Double glazed window to front, power and lighting, double glazed door.

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



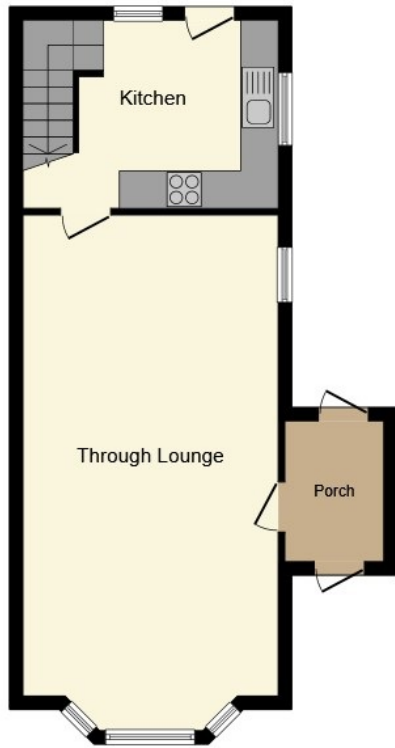
What's Next?

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

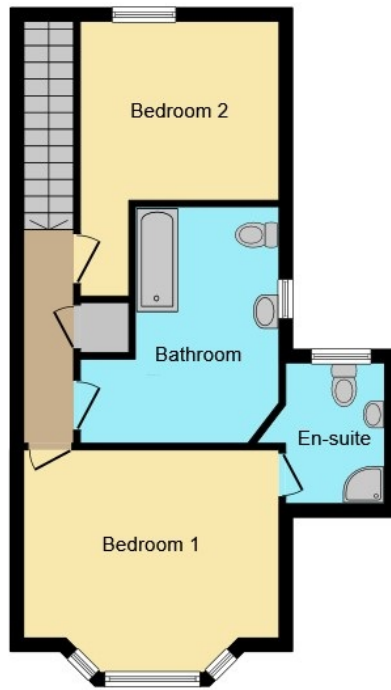
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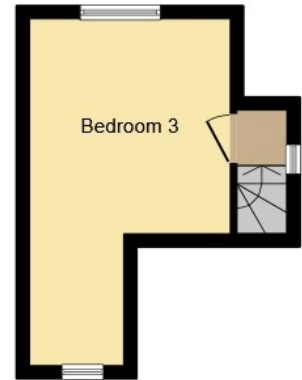
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Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

PAYNE & Co