

PAYNE & Co

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New Road, SEVEN KINGS, IG3 8AP

Freehold

Guide Price £550,000



Council Tax: Band D
Redbridge

Guide Price £550,000 - £575,000. This splendid terraced house is on the market, awaiting a loving family to make it their home. It is nestled in a prime location, well-connected with public transport links, and is in proximity to nearby schools and local amenities, making it an ideal choice for families. The house itself boasts a generous layout with three beautifully presented bedrooms, with the master bedroom featuring built-in wardrobes. The family bathroom is conveniently located on the first floor. The heart of the home is unquestionably the kitchen; an open-plan marvel equipped with a German Schüller Kitchen, Quartz worktops, a Siemens induction hob and gas wok burner, Neff ovens, and a Siemens integrated dishwasher. The kitchen also features a mirrored splash back and underfloor heating for added comfort. This extended kitchen offers an island and spacious dining area, with bi-fold doors leading to the garden. The property is further enhanced by two reception rooms, with the main room boasting a charming gas fireplace and a bay window, creating a cosy and inviting atmosphere. Additional attributes include off-street parking and a ground floor toilet with underfloor heating. This house offers a blend of contemporary style and traditional charm – a perfect setting for a family home.

- Three bedrooms
- Extended open-plan kitchen
- German SCHÜLLER Kitchen
- Off-street parking
- Gas central heating
- Two reception rooms
- Prime location
- Bi-fold doors to garden
- Ground floor WC
- Double glazing





GROUND FLOOR

- Hallway
- Reception Room One: 11' 6" plus bay x 11' 11" (3.51m x 3.63m)
- Reception Room Two: 11' 5" x 10' 11" (3.48m x 3.33m)
- Ground Floor WC
- Kitchen/Diner: 24' 1" x 12' 10" (7.34m x 3.91m)



FIRST FLOOR

- Bedroom One: 11' 6" x 16' 8" (3.51m x 5.08m)
- Bedroom Two: 11' 6" x 11' 1" (3.51m x 3.38m)
- Bedroom Three: 9' 7" x 10' 8" (2.92m x 3.25m)
- Bathroom

EXTERIOR

- Off Street Parking
- Rear Garden



Total area: approx. 122.9 sq. metres (1323.1 sq. feet)
 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.
 Plan produced using PlanUp.

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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	79
EU Directive 2002/91/EC			