



## Brownlea Gardens, Seven Kings, IG3 9NL

Offers In Excess Of £850,000



\*\* 4/5 BEDROOM PROPERTY FINISHED SUPERBLY IN SOUGHT AFTER BUNGALOW ESTATE\*\*

\* VIRTUAL TOUR ONLINE \*

OC Homes are delighted to present to the sales market this lovely five bedroom semi detached chalet bungalow in Brownlea Gardens, IG3. The property is located in a premier location on a lovely tree-lined residential street on the highly desirable Bungalow Estate in Seven Kings. This property is superbly presented throughout having had a full renovation carried out in 2020 and boasts over 2000 sqft of internal space.

The property is finished to exacting standards throughout and accommodation comprises; Ground floor: entrance hallway, two reception rooms, two double bedrooms, four-piece bathroom suite, ground floor w/c, further bedroom/study room, and stunning modern kitchen. First Floor: two double bedrooms and three-piece bathroom suite. Externally, the property benefits from off-street parking to the front with space for 3 to 4 cars, lovely east facing private garden to the rear.

Benefits include; exterior lighting to the front and rear of the property, underfloor heating in bathrooms, new boiler, 2 newly fitted bathrooms, unvented hot water cylinder allowing for consistent pressure across property, new wiring and plumbing, large storage spaces in eaves and loft, landscaped garden with lighting, electric power in shed, hot water tap in kitchen for instant boiling water, fitted wardrobes in every bedroom, under stair storage/ staircase lighting, granite kitchen worktops, and being located close to the Elizabeth Line for easy direct access into the City and onto Heathrow Airport.

The property is sure to attract a lot of interest and makes the ideal family home in a much sought after location. To arrange a viewing please call the OC Homes sales team now.

- SUPERBLY FINISHED THROUGHOUT
- OVER 2000 SQ FT
- NEWLY RENOVATED IN 2020
- RECENTLY INSTALLED HEATING SYSTEM, WIRING & PLUMBING
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER LOCATION
- IDEAL FAMILY HOME

### Viewing

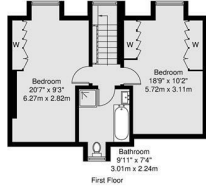
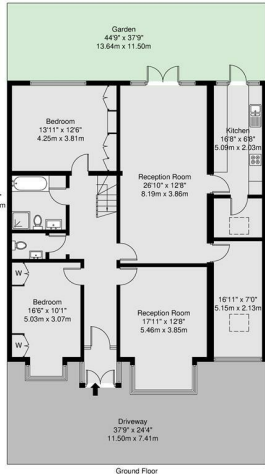
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Brownlea Gardens Ilford, IG3

GROSS INTERNAL AREA  
187.6 sq m / 2019 sq ft



GROSS INTERNAL AREA (GIA)  
187.6 sq m / 2019 sq ft

TOTAL STORAGE SPACE  
4.2 sq m / 45 sq ft

EXTERNAL STRUCTURAL FEATURES  
234.2 sq m / 2521 sq ft

RESTRICTED HEAD HEIGHT  
0.0sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) 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		

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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