Trenance Gardens, IG3 9NG
Offers In Excess Of £900,000

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CHAIN FREE - PERFECT FAMILY HOME WITHIN THE SOUGHT AFTER BUNGALOW ESTATE, SEVEN KINGS - OVER 2000 Square Feet

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

The property benefits from a grand entrance hallway, a large reception room, a modern kitchen/diner, two double bedrooms, one of which has an ensuite bathroom, and an additional ground floor w/c. The first floor offers another two double bedrooms, with an additional en-suite bathroom, as well as further benefiting from a family three-piece bathroom suite.

Externally, the property benefits from off-street parking to the front with space for 4 cars, and a well-presented garden with an outhouse/utility room.

Ideally located within a short walk to Goodmayes Station (Elizabeth Line), in addition to other public transport links and local amenities.

- CHAIN FREE
- SEVEN KINGS BUNGALOW ESTATE
- OUTHOUSE/UTILITY ROOM
- THREE BATHROOMS
- THROUGH LOUNGE
- LARGE KITCHEN/DINER
- SPACIOUS GARDEN
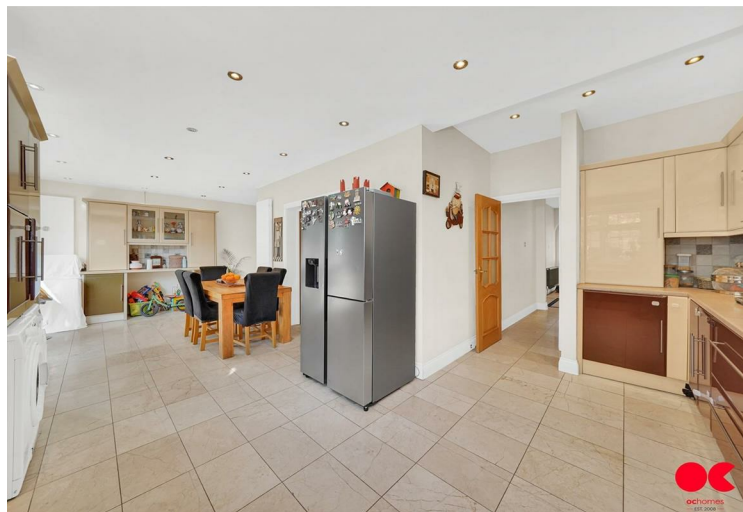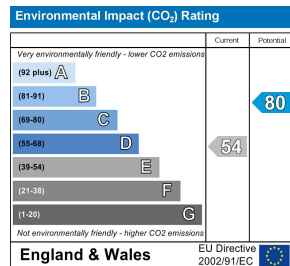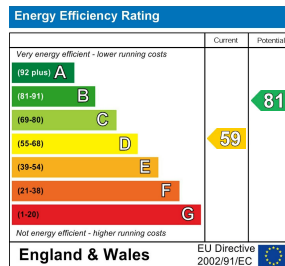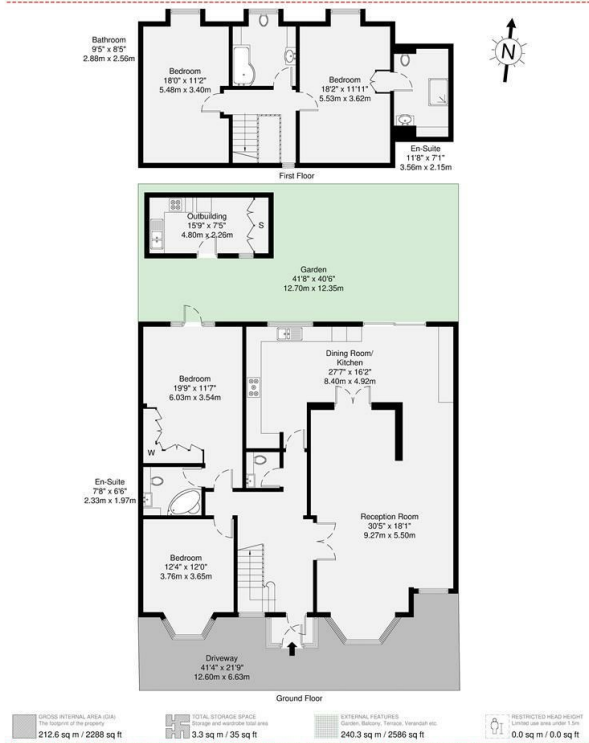- WALKING DISTANCE TO GOODMAYES STATION

Viewing

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

Trenance Gardens, IG3
GROSS INTERNAL AREA
212.6 sq m / 2288 sq ft
OUTBUILDING
10.8 sq m / 116 sq ft

First Floor

Bathroom
9'5" x 8'5"
2.88m x 2.56m

Bedroom
18'0" x 11'2"
5.48m x 3.40m

Bedroom
18'2" x 11'11"
5.53m x 3.62m

En-Suite
11'8" x 7'1"
3.56m x 2.15m

Ground Floor

Outbuilding
15'9" x 7'5"
4.80m x 2.26m

Garden
41'8" x 40'6"
12.70m x 12.35m

Bedroom
19'9" x 11'7"
6.03m x 3.54m

Dining Room/
Kitchen
27'7" x 16'2"
8.40m x 4.92m

En-Suite
7'8" x 6'6"
2.33m x 1.97m

Reception Room
30'5" x 18'1"
9.27m x 5.50m

Bedroom
12'4" x 12'0"
3.76m x 3.65m

Driveway
41'4" x 21'9"
12.60m x 6.63m

GROSS INTERNAL AREA (GIA)
The footprint of the property
212.6 sq m / 2288 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.3 sq m / 35 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
240.3 sq m / 2586 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Maison
VUE

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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