



Lynford Gardens, Seven Kings, IG3 9LY

£1,500 Per calendar month

Sandra Davidson Estate Agents are pleased to present this middle terrace family home located in a popular location just off Green Lane within comfortable walking distance of Seven Kings station, local bus routes, shops, schools and recreational facilities. The property whilst offering good size accommodation also offers scope for further expansion, subject to local authority consent. The accommodation comprises: two reception rooms, kitchen, three bedrooms and family bathroom. Other benefits include double glazed windows, gas central heating and a good size rear garden.





ENTRANCE HALL

Under stair storage and meter cupboard.

LOUNGE 4.71m into bay x 4.25m max (15'5" into bay x 13'11" max)

Double glazed bay window to front. Centre light ceiling rose. Carpeted flooring. Radiator.

DINING ROOM 3.77m x 3.50m max (12'4" x 11'6" max)

Double glazed window and door to rear. Carpeted flooring. Radiator. Further door leading to:

GROUND FLOOR SHOWER ROOM

Suite comprising: shower cubicle, wash hand basin, low flush w.c. Heated towel rail. Double glazed window to side.

KITCHEN 4.55m x 2.58m (14'11" x 8'6")

A range of timber fronted wall and base units with contrasting worktop surfaces. Sink drainer unit. Built in electric hob with single oven beneath. Extractor above. Plumbing for automatic washing machine. Part tiled walls. Tiled floor. Double glazed window and door to rear. Radiator.

STAIRCASE TO FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE 4.85m x 3.46m max (15'11" x 11'4" max)

Double glazed bay window to front. Centre light ceiling rose. CARPETED FLOORING. Radiator.

BEDROOM TWO 3.76m x 3.25m (12'4" x 10'8")

Double glazed window to rear. Carpeted flooring. Radiator.

BEDROOM THREE 2.68m x 2.53m (8'10" x 8'4")

Double glazed window to front. Carpeted flooring. Radiator.

FAMILY BATHROOM

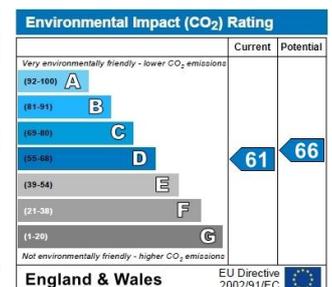
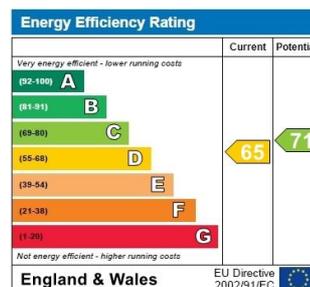
Suite comprising: panelled bath, wash hand basin. Heated towel rail. Part tiled walls. Tiled flooring. Double glazed window to rear.

SEPARATE W.C

Low flush w.c. Tiled floor. Double glazed window to rear. Radiator.

EXTERIOR

The front of the property has a garden of normal size, providing parking for one car. The unmeasured rear garden is approximately 50 ft (15.24m) deep, mainly laid to lawn.





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