



Water Lane, Seven Kings, IG3 9HW

£2,000 Per calendar month

Sandra Davidson Estate Agents are pleased to present this extended, modernised semi detached bungalow in the popular Seven Kings Estate. The property is within walking distance of Seven Kings Station (Zone 4) and South Park. The property comprises: four bedrooms, two spacious reception rooms, open plan kitchen, first floor family bathroom and ground floor cloakroom. Properties on this road rarely become available, therefore internal inspection is recommended to avoid disappointment.

- Two Reception Rooms
- Open Plan Kitchen
- Four Bedrooms
- Ground Floor Cloakroom
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Rear Garden





RECEPTION ONE 6.55m x 5.94m (21'6" x 19'6")

Double glazed leaded bay window to front. Patterned ceiling cornice with inset spotlights. Decorative fireplace with coal effect gas fire. Radiators. Oak flooring with marble tiled surround continuing through to:



DINING ROOM 4.42m x 4.11m (14'6" x 13'6")

Leaded double glazed bay window to front. Patterned cornice and inset spotlights. Radiators. Open tread staircase rising to first floor,

KITCHEN 6.55m x 3.89m (21'6" x 12'9")

Range of dark timber fronted units with granite work surface. Integrated equipment including five ring gas hob, washing machine, dishwasher, fridge/ freezer. Ceramic tiled floor with under-floor heating. Conservatory area: full width double glazed windows and double doors giving access to garden.



BEDROOM ONE 4.42m x 3.73m (14'6" x 12'3")

Leaded double glazed window to rear. Radiator.

BEDROOM TWO 3.81m x 2.67m (12'6" x 8'9")

Leaded double glazed window to rear. Radiator.



GROUND FLOOR CLOAKROOM

Wash hand basin, low flush w.c. Fully tiled walls. Ceramic tiled floor.

STAIRS TO FIRST FLOOR

Open tread staircase rising from dining room to bright first floor landing.

BEDROOM THREE 6.10m x 3.51m (20'0" x 11'6")

Leaded double glazed dormer window to rear. Radiator.

BEDROOM FOUR 3.66m x 3.20m (12'0" x 10'6")

Leaded double glazed dormer window to rear. Radiator.

BATHROOM

Suite comprising: double sized bath, double sized shower cubicle, twin glass wash basins, low flush w.c and bidet. Ceramic tiled floor with under floor heating. Heated towel rail. Leaded double glazed dormer window to rear.

EXTERIOR

Large paved garden with comfortable parking for four cars. Side pedestrian access to the rear garden, approximately 40'. There is a large area of timber decking, the remainder laid to lawn. External brick built store, housing central heating boiler and Megaflo hot water system (untested).



