

FOR SALE
Lynford Gardens, Seven Kings, IG3 9LY

Offers In Region Of £575,000
Freehold



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Property Features

- Three Separate Receptions
- Spacious Bedrooms
- Ground Floor Shower Room
- First Floor Family Bathroom
- Double Glazing
- Gas Central Heating
- Walking Distance to Seven Kings Station
- Local Shops & Amenities Nearby

Full Description

Spacious Mid-Terraced Family Home Near Seven Kings Bungalow Estate Offering an excellent opportunity for families and Buy-To-Let investors. Located in a vibrant neighbourhood, this property is designed for comfortable living.

Property Dimensions:

Reception Room 1: 16' 0" x 13' 9" (4.88m x 4.19m)

Reception Room 2: 16' 9" x 10' 9" (5.11m x 3.28m)

Reception Room 3: 16' 9" x 10' 1" (5.11m x 3.07m)

Kitchen/Diner: 20' 8" x 6' 9" (6.3m x 2.06m)

Ground Floor Shower: 4' 6" x 3' 6" (1.37m x 1.07m)

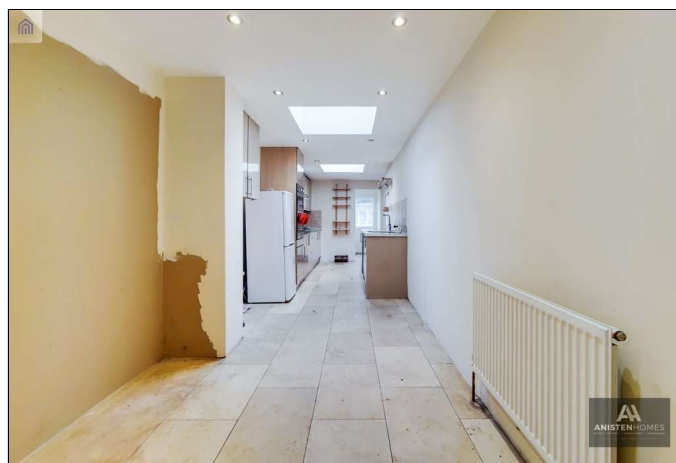
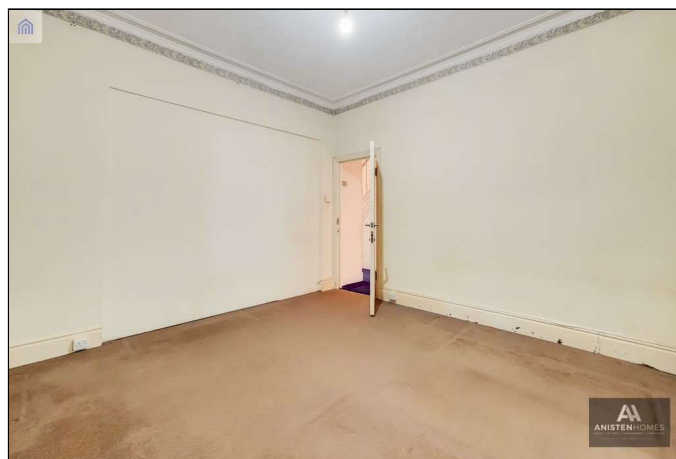
First Floor Family Bathroom: 6' 0" x 4' 0" (1.83m x 1.22m)

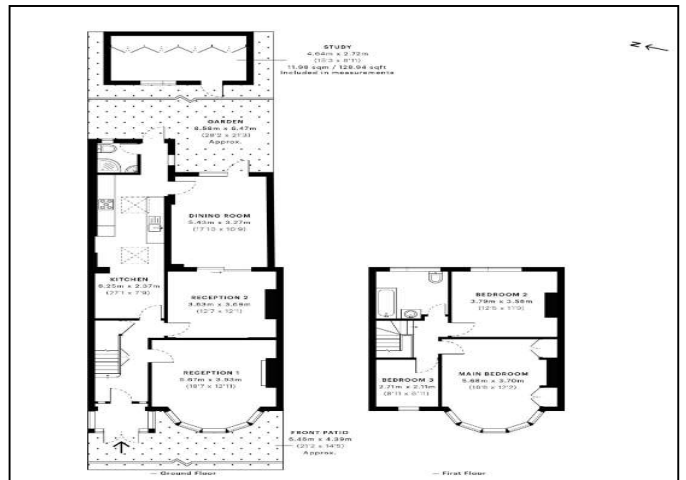
Bedroom 1: 15' 10" x 13' 6" (4.83m x 4.11m)

Bedroom 2: 13' 0" x 11' 2" (3.96m x 3.4m)

Bedroom 3: 8' 0" x 7' 0" (2.44m x 2.13m)

Viewings are highly recommended to fully appreciate the potential of this property. Call AnistenHomes now to book your appointment.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		69	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		66	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements