



**Express Drive, Goodmayes, IG3**  
**Leasehold**

**Offers in Excess of £250,000**



**ATTENTION ALL BUYERS.....PRICED TO SELL !!!!!**

Dwelling Solutions are pleased to present this purpose built 2 bedroom first floor flat located in the heart of Goodmayes. This charming property is ideal for individuals or small families seeking comfortable living with fantastic local amenities.

Situated within the quiet and popular Express Drive development, the property boasts many features which include a Brand New 125-year Lease assigned, allocated parking, double glazing throughout, upgraded kitchen and heating system. The property is also just a few minutes walk to Goodmayes train station (Elizebeth Line) and to local schools.

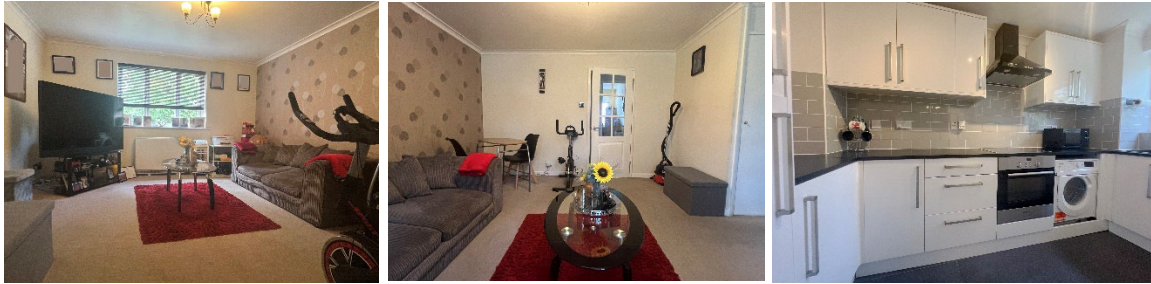
Whether you are looking to purchase your first home or add to your rental portfolio, this flat in Express Drive presents a fantastic opportunity.

Dwelling Solutions Limited  
859 High Road, Goodmayes, IG3 8TG

Express Drive, Goodmayes, IG3. Offers in Excess £250,000  
Call 0208 597 9176 to arrange a viewing



*Moving with us is the Best Solution!*



**Features:**

- Brand new Lease 125 years
- Great transport links
- Fantastic local amenities
- Allocated parking
- Modern flat
- Stylish fitted kitchen
- Double glazed windows
- Located on first floor
- Sold with no onward chain

**Entrance:**

Access via intercom system

Communal staircase leading to the first floor landing area

**Hallway:**

Wooden paneled door providing access, ceiling coving, light fixture, intercom system, fitted carpet flooring.

**Reception Room: 14'9 x 13'08**

Double glazed window to rear of property, ceiling coving, light fixture, radiator, electrical sockets, telephone port, fitted carpet flooring.

**Kitchen: 12'04 x 6'10**

Modern stylish kitchen, double glazed window to rear of property, a range of wall and base units, fitted work top, partly tiled walls, sink unit with drainer and mixer tap, integrated fridge/freezer, integrated dish washer, integrated washing machine, cooker hob, electrical sockets, light fixture, tiled flooring

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**Bedroom 1: 11'04 x 9'08**

Double glazed window to front of property, ceiling coving, light fixture, electrical sockets, radiator, fitted carpet flooring.

**Bedroom 2: 10'08 x 7'02**

Double glazed window to rear of property, ceiling coving, light fixture, electrical sockets, radiator, fitted carpet flooring.

**Bathroom: 8'09 x 5'08**

Double glazed obscure window to side of property, covered light fixture, partly tiled walls, three-piece bathroom suite comprising of paneled bathtub with mixer tap and shower extension, wash basin with mixer tap, low level w/c, wall mounted extractor fan, tiled flooring.

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All Photographs are for guidance purposes only, items, fixture & fittings shown are not included unless specified separately. All measurements are approximate; no responsibility is accepted as to the accuracy of these particulars or statements made by our principles or staff concerning the above property and any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars.

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