

**A&M**  
ARBON MILLER  
EST 1976



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**FOR SALE**

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33 Regent Gardens  
Goodmayes, Essex IG3 8UL  
Price guide £500,000

### 33 Regent Gardens, Goodmayes, Essex IG3 8UL

Price Guide: £500,000 to £525,000 \*\*\* NO ONWARD CHAIN \*\*\* Arbon & Miller are delighted to offer this Three bedroom link-detached home with garage situated within a modern development close to all amenities and numerous transport links. Goodmayes and Seven Kings Stations provide an excellent direct access to central London. The ground floor offers a large lounge with access to well proportioned Kitchen and direct access to the garden. There is also a cloakroom. The first floor offers three generous bedrooms and family bathroom. externally there is large rear gardens and to the front off street parking leading to attached garage. Please call us for further details and to book an appointment to view.

#### ENTRANCE HALL 11'4 x 6'4 (3.45m x 1.93m)

Double radiator, coved cornice, understairs storage cupboard, door to:

#### CLOAKROOM 4'1 x 3'1 (1.24m x 0.94m)

Obscure double glazed window with fanlight over to flank, low level wc, wash hand basin, radiator, coved cornice.

#### LOUNGE 21'4 x 11'6 (6.50m x 3.51m)

Two light double glazed window with fanlights over, two double radiators, coved cornice, wood strip flooring, double glazed sliding door with fixed sidelight (needs attention), door to:

#### KITCHEN 13'6 x 8'3 (4.11m x 2.51m)

Range of wall and base units, working surfaces, cupboards and drawers, integrated fridge/freezer, four ring gas hob with extractor fan over, built-in under counter over, plumbing for washing machine, one and half bowl stainless steel sink top with mixer tap, tiled splashback, coved cornice, wall mounted Gloworm combination boiler, double radiator, two light double glazed window with fanlight

over, UPVC double glazed door to rear garden.

#### LANDING

Double glazed window to flank, storage cupboard, access to loft, coved cornice.

#### BEDROOM ONE 12'1 into wardrobe recess x 9'4 (3.68m into wardrobe recess x 2.84m)

Three light double glazed window with fanlight over, fitted wardrobes to one wall, coved cornice. radiator.

#### BEDROOM TWO 11'9 into wardrobe recess x 8'3 (3.58m into wardrobe recess x 2.51m)

Two light double glazed window with fanlight over, radiator, fitted wardrobes to one wall, coved cornice.

#### BEDROOM THREE 8'6 x 6'7 (2.59m x 2.01m)

Two light double glazed window with fanlight over, coved cornice, radiator, storage over stairwell.

#### BATHROOM 9'4 x 6'1 (2.84m x 1.85m)

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash

hand basin, mixer tap and tiled splashback, low level wc, heated towel rail, coved cornice, extractor fan, two light obscure double glazed window with fanlight over.

#### REAR GARDEN

In need of attention. Approx 40' rear garden being mainly laid to lawn, mature tree and shrub borders, pedestrian rear access to garage.

#### DETACHED GARAGE 16'7 x 9'4 (5.05m x 2.84m)

Up and over door, pedestrian access to rear, power and lighting.

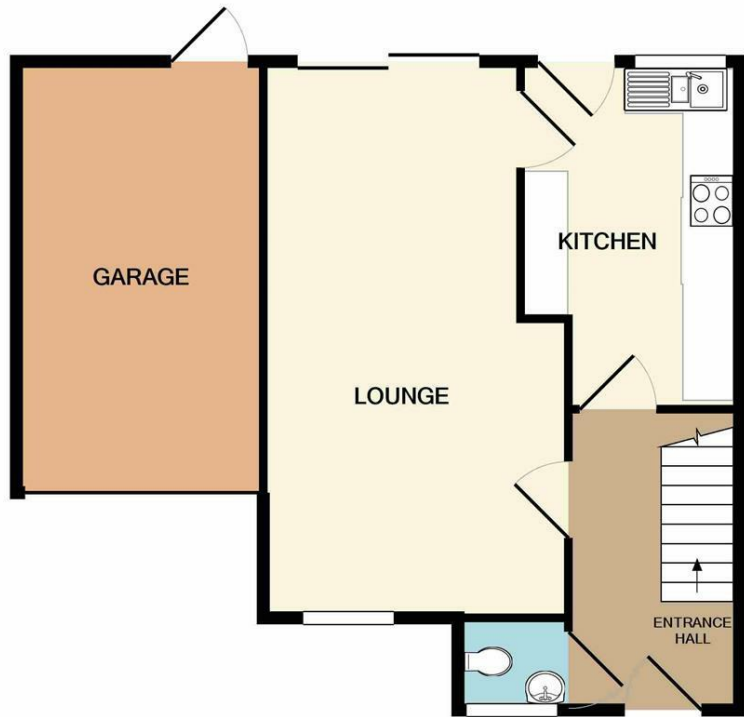
#### FRONT GARDEN

Lawn, mature tree and shrub borders.

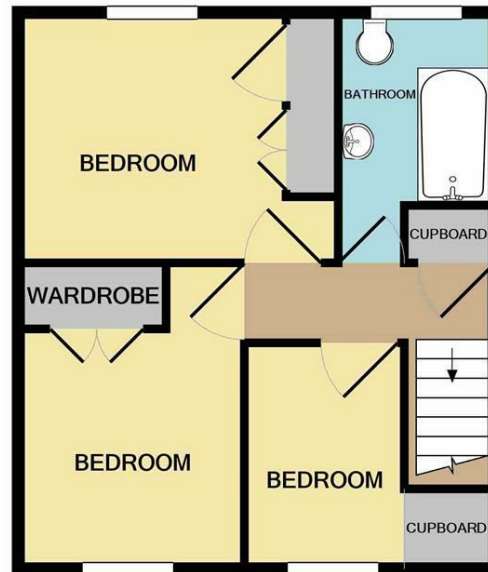
#### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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