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109 St. Albans Road
Goodmayes, Essex IG3 8NW
Price guide £625,000

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109 St. Albans Road, Goodmayes, Essex IG3 8NW

PRICE GUIDE - £625,000 - £650,000. Arbon & Miller are delighted to offer for sale this beautifully presented and extended four bedroom end of terrace house on the ever popular St Albans Road, a short walk from Seven Kings station and the Elizabeth line. Retaining a wealth of period character including leaded light windows, ornate cornices, ceiling roses and picture rails, the ground floor comprises an entrance porch and hallway, a superb 25'7 bay fronted through lounge, a separate reception room which works equally well as a fourth bedroom, a modern shower room and a 17'5 kitchen/breakfast room with integrated dishwasher and space for a range cooker. To the first floor are three well proportioned bedrooms, including a 20' bay fronted master with fitted storage, and a family bathroom. Outside, the rear garden has a paved patio, gated side access and a detached garden room with power and lighting, ideal as a home office, while the paved frontage provides off street parking for two cars. With excellent local schools and amenities on the doorstep and easy access to the A12 and Ilford town centre, an early viewing is strongly recommended.

ENTRANCE PORCH
Double glazed entrance door with fixed sidelights and leaded light style fanlights over, entrance door with obscure leaded light style inserts and fanlight over leading to:

ENTRANCE HALL
Amtico flooring, dado rail, double radiator, coved cornice, ornate ceiling rose. stairs to first floor with cupboard under, door to kitchen, multi paned double doors leading to:

THROUGH LOUNGE 25'7 into bay x 14'1 (7.80m into bay x 4.29m)
Three light double glazed bay with leaded light style fanlights over, ornate coved cornice, picture rail, double radiator, double glazed two light window to flank, four wall light points, Amtico flooring, door to:

RECEPTION/BEDROOM 910 x 9'2 (277.37m x 2.79m)
Double glazed window to flank, laminated wood strip flooring, coved cornice, double radiator, door to:

INNER LOBBY
Doors to:

SHOWER ROOM 6'7 x 5'7 (2.01m x 1.70m)
Walk-in shower cubicle with hand held shower attachment, rainforest shower head and glazed sliding door, vanity unit with wash hand basin, mixer tap and cupboard under, close coupled wc, obscure double glazed window, fully tiled walls.

KITCHEN/BREAKFAST ROOM 17'5 x 10'2 (5.31m x 3.10m)
Range of wall and base units, working surfaces, cupboards and drawers, space for Range oven with extractor hood above, inset sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, recess for fridge/freezer, cupboard housing boiler, inset spotlights to ceiling, tiled floor, two light double glazed window with fanlight over.

FIRST FLOOR LANDING
Dado rail, coved cornice, ornate ceiling rose, doors to:

BEDROOM ONE 20' x 14'1 into bay (6.10m x 4.29m into bay)
Three light double glazed bay with leaded light style fanlights over, further double glazed window, double radiator, ornate coved cornice, ornate ceiling roses, overhead storage cupboards and bedside cabinets.

BEDROOM TWO 14'1 x 10'10 (4.29m x 3.30m)
Range of wardrobes to one wall with matching dresser, coved cornice, double glazed window with fanlight over.

BEDROOM THREE 12'10 x 10'2 (3.91m x 3.10m)
Double glazed window with fanlight over, coved cornice, double radiator.

BATHROOM 8'2 x 6'3 (2.49m x 1.91m)
Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, close coupled wc, fully tiled walls, tiled floor, extractor fan.

REAR GARDEN
Paved patio area, outside light, outside tap, gated side access, paved pathway leading to:

GARDEN ROOM 10' x 10'6 (3.05m x 3.20m)
Double glazed door, two double glazed windows, power and lighting.

FRONT GARDEN
Paved front garden providing OFF STREET PARKING for two cars.

COUNCIL TAX
London Borough of Redbridge - Band E

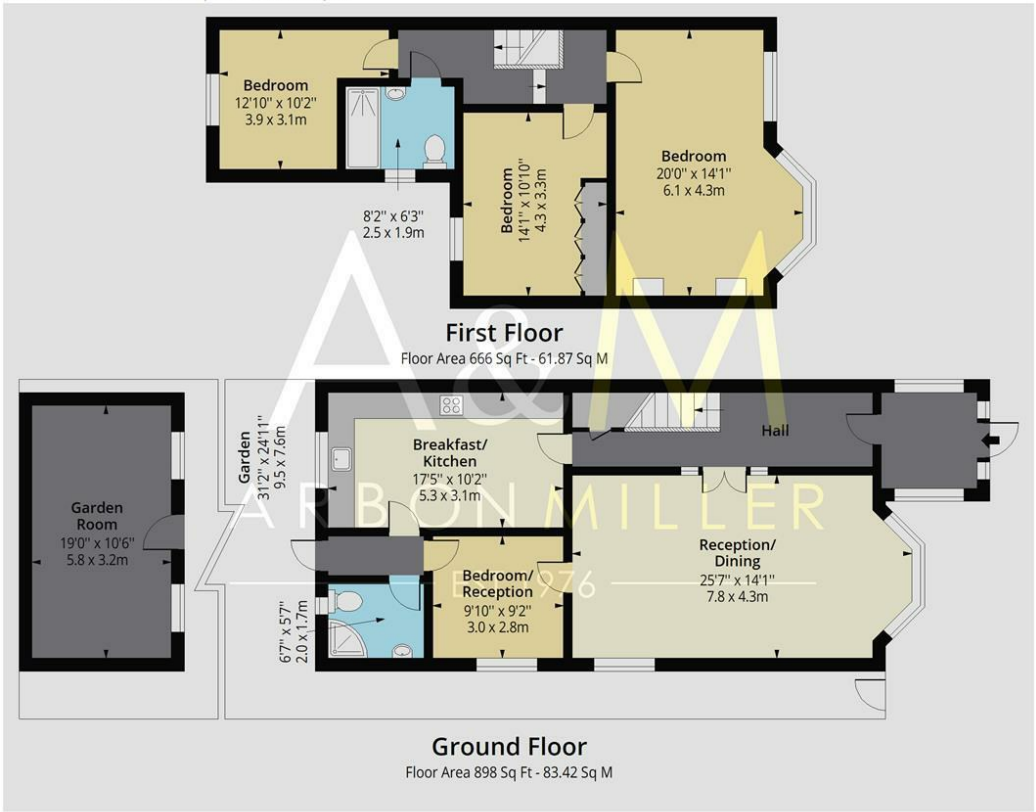
AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. 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.



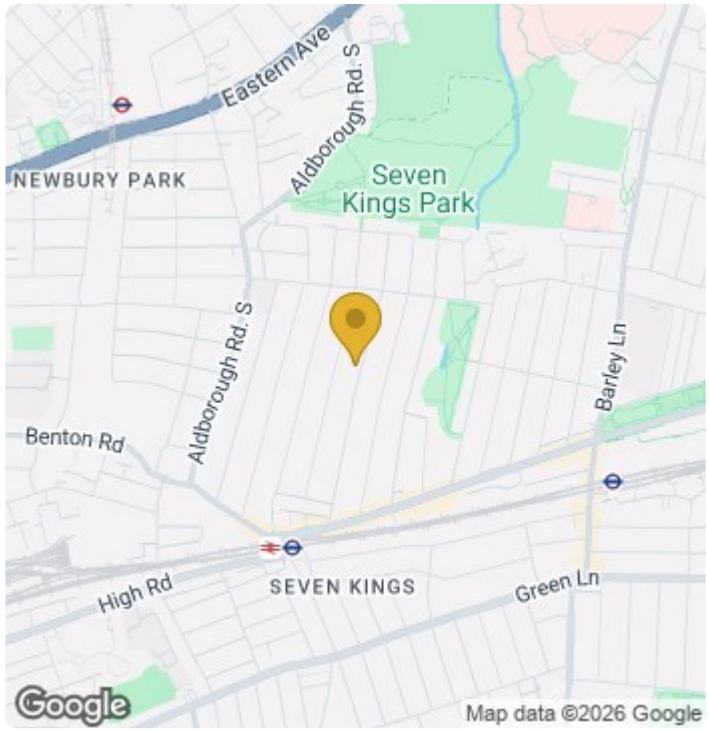


St Albans Road IG3

Approx. Gross Internal Area 1564 Sq Ft - 145.30 Sq M
Approx. Gross Garden Room Area 200 Sq Ft - 18.58 Sq M







Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 26/10/2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	


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