



## St. Albans Road, Seven Kings, IG3 8NN

### Offers In Excess Of £525,000



\*\* IDEAL FAMILY HOME WITH GREAT POTENTIAL IN PRIME LOCATION BY SEVEN KINGS STATION. OFF STREET PARKING & SIDE ACCESS. CHAIN FREE \*\*

\* GUIDE PRICE £525,000 - £550,000 \*

OC Homes are delighted to present to the sales market, this three bedroom end of terrace house with off street parking on the sought after St. Albans Road, within walking distance to Seven Kings Train Station on the Elizabeth Line. The property is a great size with some redeeming features, and would make the dream family home for a new family who can put their stamp on it. There is boundless scope for improvement and expansion, to create an amazing place to call home.

This property with lots of natural light throughout, comprises; entrance hallway, reception room, dining room, kitchen, and conservatory with ground floor w/c, leading to a 57 ft rear garden, all of which is situated on the ground floor. The first floor has two double bedrooms, a single bedroom, a great size four piece bathroom suite, and landing that has access to a sizeable loft offering ample storage, which also has the potential for a loft conversion, with the opportunity to create an additional bedroom with bathroom (STPP).

Other benefits include off-street parking, being in close proximity to a number of local amenities and public transport links (Elizabeth Line Station moments away), as well as the aforementioned scope to convert the sizeable loft. This property is offered chain free, is sure to attract a lot of interest and viewings are highly recommended. Please call the OC Homes sales team to arrange a viewing.

- IDEAL FAMILY HOME
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- CLOSE TO SEVEN KINGS STATION
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- GREAT POTENTIAL TO EXTEND
- CHAIN FREE

#### Viewing

Please contact our OC Homes Leyton Office on 02085561212  
if you wish to arrange a viewing appointment for this property or require further information.

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FOR SALE

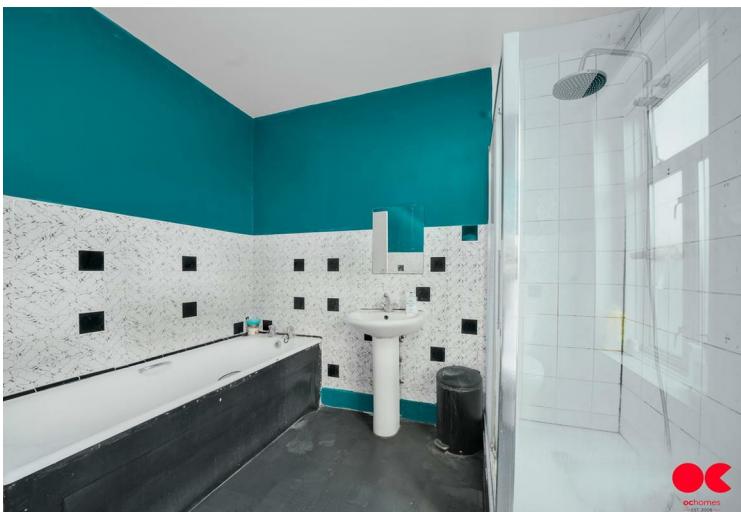
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| Energy Efficiency Rating                    |                   |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (F2 plus) A                                 |                   |
| (B1-B1) B                                   | 86                |
| (B9-B9) C                                   |                   |
| (S5-S6) D                                   | 67                |
| (D9-D4) E                                   |                   |
| (Z1-Z8) F                                   |                   |
| (T1-T9) G                                   |                   |
| Not energy efficient - higher running costs |                   |
| England & Wales EU Directive 2002/91/EC     |                   |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                   |
|---|-------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current Potential |
| (F2 plus) A   |                   |
| (B1-B1) B   | 86                |
| (B9-B9) C   |                   |
| (S5-S6) D   | 67                |
| (D9-D4) E   |                   |
| (Z1-Z8) F   |                   |
| (T1-T9) G   |                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                   |
| England & Wales EU Directive 2002/91/EC                         |                   |



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