



Epsom Road, Seven Kings, IG3 8QP Offers In Excess Of £550,000



**** GREAT SIZE BUNGALOW IN SOUGHT AFTER LOCATION IN SEVEN KINGS. SUPERBLY PRESENTED THROUGHOUT WITH OFF STREET PARKING & GARAGE - CHAIN FREE ****

OC Homes are delighted to offer to the market, this well presented two bedroom bungalow on the charming Epsom Road just by Seven Kings Park. This delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,171 square feet, the property boasts a well-designed layout that is ideal for both relaxation and entertaining.

Upon entering, you are welcomed into a spacious reception room, which serves as the heart of the home. This inviting space is perfect for hosting friends and family or simply enjoying a quiet evening in. The bungalow features two generously sized bedrooms, providing ample space for rest and privacy. Each room is filled with natural light, creating a warm and welcoming atmosphere.

The property also includes a well-appointed bathroom, designed for both functionality and comfort. The layout of the bungalow ensures that every inch of space is utilised effectively, making it a practical choice for a variety of lifestyles.

Situated in a desirable location, this bungalow is conveniently close to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. The surrounding area offers a pleasant community feel, with parks and recreational facilities nearby.

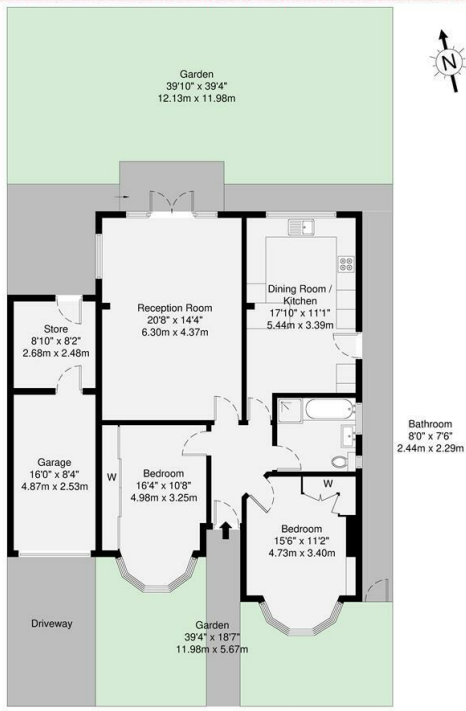
In summary, this detached bungalow on Epsom Road presents a wonderful opportunity for those seeking a comfortable and spacious home in Seven Kings. With its appealing features and prime location, it is sure to attract interest from a range of potential buyers. Call the OC Homes sales team now and do not miss the chance to make this charming property your own.

- 2 BEDROOM BUNGALOW
- OVER 1100 SQ FT
- OFF STREET PARKING & GARAGE
- EXCELLENT CONDITION THROUGHOUT
- LOTS OF LOCAL AMENITIES
- LOCATED BY SEVEN KINGS PARK
- IDEAL FAMILY HOME
- 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.





GROSS INTERNAL AREA (GIA)
 The interior of this property: **108.8 sq m / 1171 sq ft**

TOTAL STORAGE SPACE
 Storage and wardrobe built into: **3.1 sq m / 33 sq ft**

EXTERNAL FEATURES
 Driveway, Shower, Terrace, Transoms etc.: **213.2 sq m / 2294 sq ft**

RESTRICTED HEAD HEIGHT
 Limited on area under 1.9m: **0.0 sq m / 0.0 sq ft**

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



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

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



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