



## Trenance Gardens, Ilford, IG3 9NQ Offers In Excess Of £700,000



**\*\* BEAUTIFULLY MAINTAINED FAMILY HOME WITHIN SOUGHT AFTER BUNGALOW ESTATE. OFF STREET PARKING, GARAGE & 90 FT GARDEN. HUGE POTENTIAL TO EXTEND AS REQUIRED \*\***

OC Homes are delighted to present to the sales market this stunning four-bedroom semi-detached chalet bungalow in Trenance Gardens, IG3. The property is situated in a premier location on a lovely, tree-lined residential street within the highly desirable Bungalow Estate in Seven Kings. This property is superbly presented throughout, and offers lots of potential to extend and develop as required, while being ready to move into as is.

The property makes an ideal family home and is decorated beautifully with lovely hues, modern touches, and is well finished throughout with some beautiful features including ceiling coving, feature fireplace, stained glass windows, hardwood plantation window shutters and high quality fittings. Accommodation comprises: Ground Floor; entrance hallway, reception room, master bedroom, second bedroom (used as second reception) and modern kitchen/diner with access to the sizeable rear garden and garage. The first floor offers another two double bedrooms, and a four-piece family bathroom suite.

Externally, the property benefits from off-street parking to the front as well as a well-presented rear garden of almost 90 ft with side return and access to the garage. Ideally located within a short walk to Goodmayes Station (Eljzabeth Line), in addition to other public transport links and local amenities, the property boasts easy access into Central London and beyond. To arrange a viewing, please call the OC Homes sales team now.

- FOUR BEDROOM CHALET BUNGALOW
- CIRCA 90 FT REAR GARDEN
- GARAGE WITH SIDE ACCESS
- OFF STREET PARKING
- BEAUTIFULLY FINISHED THROUGHOUT
- SOUGHT AFTER LOCATION - BUNGALOW ESTATE
- EXCELLENT TRANSPORT LINKS
- HUGE POTENTIAL TO EXTEND & DEVELOP (STPP)

### 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.





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 |
| 62                       | 73        |

Very energy efficient - lower running costs

- (92 plus) A
- (81-91) B
- (69-80) C
- (55-68) D
- (38-54) E
- (21-38) F
- (1-20) G

Not energy efficient - higher running costs

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
| 55   | 68        |

Very environmentally friendly - lower CO<sub>2</sub> emissions

- (92 plus) A
- (81-91) B
- (69-80) C
- (55-68) D
- (38-54) E
- (21-38) F
- (1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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