



Brownlea Gardens, Seven Kings, IG3 9NL

Offers In Excess Of £850,000



**** STUNNING 4 BEDROOM BUNGALOW FINISHED SUPERBLY IN SOUGHT AFTER BUNGALOW ESTATE. LARGE ANNEXE AND PLANNING APPROVED FOR SUBSTANTIAL LOFT CONVERSION ****

OC Homes are delighted to present to the sales market this beautifully finished four bedroom semi detached bungalow in Brownlea Gardens, IG3. The property is located in a premier location on a lovely tree-lined residential street on the highly desirable Bungalow Estate in Seven Kings. This property is superbly presented throughout, having been fully renovated by the owners and boasts circa 500 sq ft annexe to the rear as well as planning permission approval for a loft conversion to add a further two bedrooms and bathroom.

The property spans over 2100 sq ft including the annexe, and is finished to exacting standards throughout. Accommodation comprises; entrance hallway, large double reception room, three double bedrooms, four-piece bathroom suite, further bedroom/study room, and stunning open plan area with modern kitchen, as well as access to the sizeable loft space (which can be converted as per plans subject to usual permissions). Externally, the property benefits from off-street parking to the front, lovely west facing private garden and a substantial annexe / guest house to the rear with reception room, office area, and shower room.

Benefits include; high quality engineered oak flooring throughout the property, multi zone underfloor heating in the rear extension area, CCTV and alarm system, granite kitchen worktops and high spec kitchen, high quality decking area with IPE wood finish, the large annexe, and being located close to the Elizabeth Line for easy direct access into the City and onto Heathrow Airport.

The property is offered chain free, is the ideal multi-generational family home finished superbly throughout, with further scope to expand, sure to attract a lot of interest and makes the perfect home in a much sought after location. To arrange a viewing please call the OC Homes sales team now.

- OVER 2100 SQ FT COMBINED LIVING SPACE
- LARGE ANNEXE WITH SHOWER ROOM
- PLANNING APPROVED FOR LOFT CONVERSION
- STUNNING OPEN PLAN LIVING & KITCHEN AREA
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER BUNGALOW ESTATE LOCATION
- HIGH QUALITY FINISH THROUGHOUT
- SCOPE FOR FURTHER EXPANSION
- 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 total area of the property
158.5 sq m / 1706 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe built area
2.2 sq m / 23 sq ft

EXTERNAL FEATURES
Garden, Shower, Terrace, Transoms etc.
261.2 sq m / 2811 sq ft

RESTRICTED HEAD HEIGHT
Lower than area under 1.5m
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

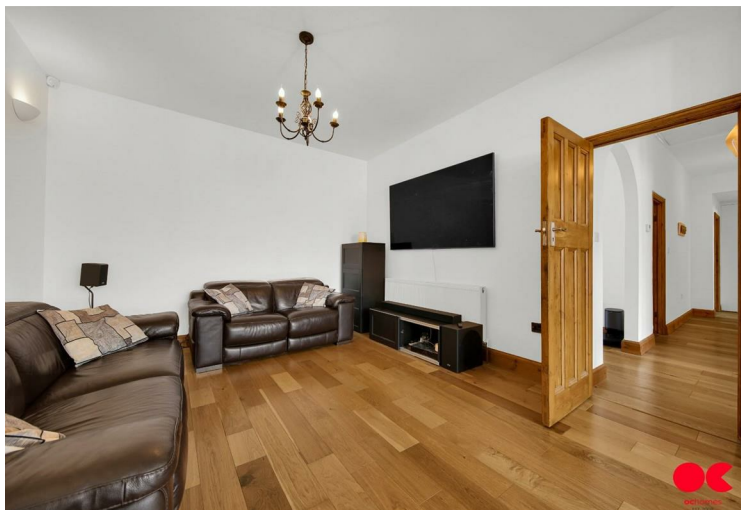
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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