



Dersingham Avenue, London, E12 5QH

Offers in excess of £275,000

Sandra Davidson are pleased to present this refurbished, two bedroom first floor flat situated within close proximity of local amenities and Manor Park mainline train station. The property features two bedrooms, separate bathroom, open plan kitchen and lounge, loft room, rear garden and is offered chain free. The property comprises:-

- Two Bedrooms
- Open Plan Kitchen Lounge
- Bathroom
- Loft Room
- Chain Free
- Rear Garden
- Double Glazed
- Long Lease
- First Floor Flat





ENTRANCE

Via own front door, carpeted stairs to first floor

FIRST FLOOR LANDING

Fitted carpet, light, radiator, carpeted stairs to loft, understairs metre cupboard, doors to;

OPEN PLAN KITCHEN/LOUNGE

KITCHEN AREA 2.91m max x 1.94m max (9'7" max x 6'4" max)

Fitted wall and base units, work surface with tiled splash back, one bowl sink with drainer unit, 4 ring gas hob with extractor hood, oven grill below, double glazed window to front, space and plumbing for washing machine, opening to:

LOUNGE AREA 3.62m max into bay x 2.91m (11'11" max into bay x 9'7")

Double glazed bay window to front with radiator under, fitted carpet, light.

BEDROOM TWO 3.00m x 2.91m max (9'10" x 9'7" max)

Double glazed window to rear with radiator under, fitted carpet, light.

BATHROOM

Bathtub, low level wc, pedestal hand wash basin, tiled floor, partly tiled walls, double glazed window to flank, radiator, extractor fan

BEDROOM ONE 4.24m max into bay x 2.96m (13'11" max into bay x 9'9")

Double glazed bay window to rear, fitted carpet, light, further double glazed window to flank, period stain glass window to flank, double glazed door leading to balcony and stairs to rear garden.

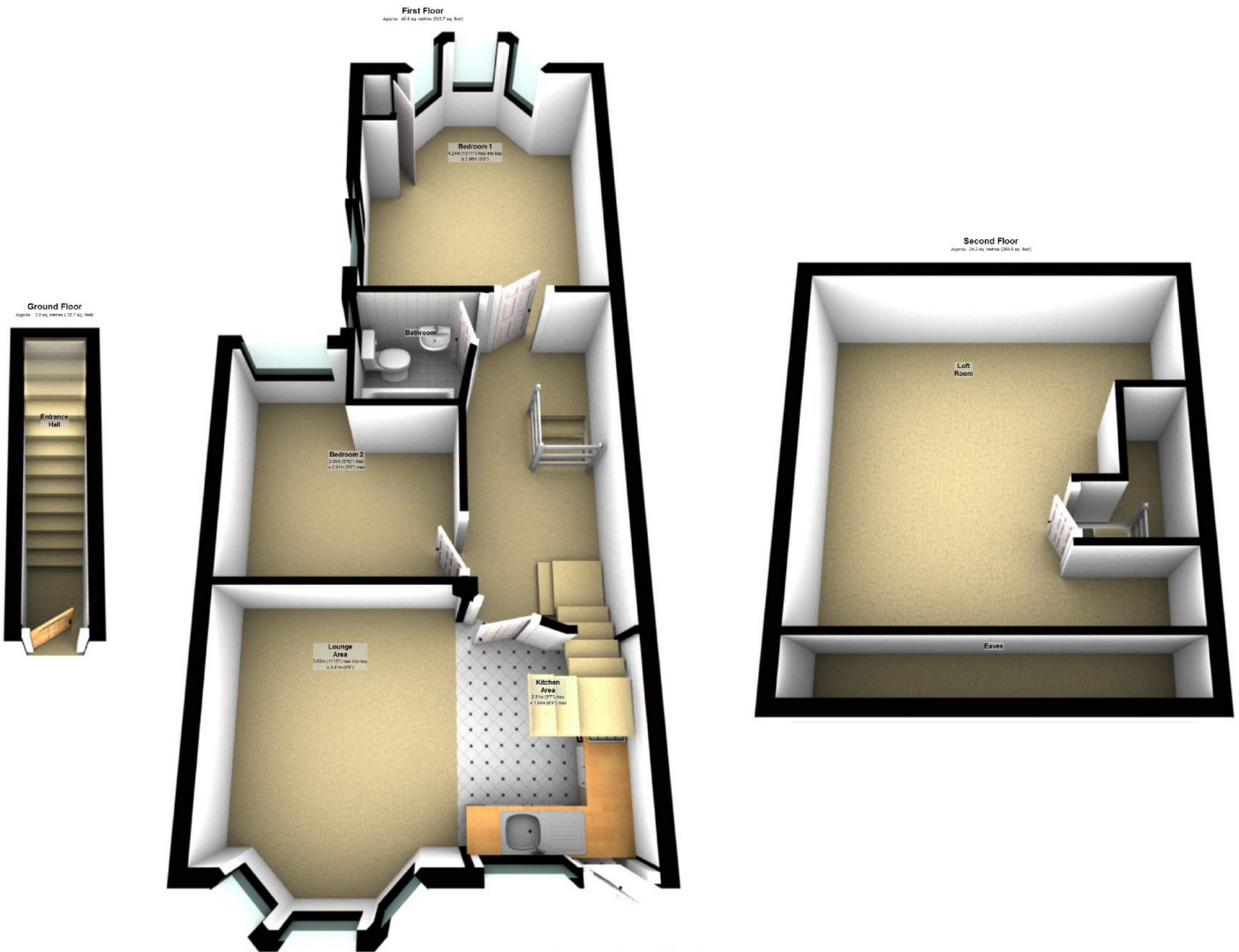
LOFT ROOM

Two skylight windows to rear, access to eaves store, fitted carpet, light

EXTERIOR

Stairs lead to own rear garden measuring approximately 25'





Total area: approx. 74.0 sq. metres (797.0 sq. ft.)
This plan is for illustration purposes only and may not be representative of the property. It is created by Sandra Davidson Estate Agents/ www.sandradavidson.com
Please refer to the actual floor plan.