



Katherine Road, London, E6 1PB

Offers in excess of £300,000

Sandra Davidson are privileged to offer a rare opportunity to acquire a ground floor converted flat situated off Barking Road. This two bedroom property has been very well maintained and offers good sized accommodation, lounge, fitted kitchen, shower room and own rear garden. The property is within walking distance to transport links, local shops and amenities.

This property can only be appreciated by internal inspection and comprises:-



ENTRANCE

Via Partly glazed door to communal entrance hall with fitted carpet. Own front door to entrance hall with laminate wood flooring.

BEDROOM ONE 4.25m max ino bay x 3.30m max (13'11" max ino bay x 10'10" max)

Double glazed square bay window to front with radiator under, coving, laminate wood flooring.

BEDROOM TWO 3.32m x 2.69m (10'11" x 8'10")

Double glazed window to rear with radiator under, coving, laminate wood flooring.

SHOWER ROOM

Fully enclosed shower cubicle, low level w.c, pedestal wash hand basin, fully tiled walls and flooring, extractor fan.

KITCHEN 2.75m x 2.7m (9'0" x 8'10")

Fitted wall and base units, work surface, single bowl single drainer sink unit, integrated gas oven and hob with extractor hood above, fully tiled walls and flooring, plumbing for washing machine, double glazed window to rear,

LOUNGE 4.25m x 2.74m (13'11" x 9'0")

Double glazed window to flank, laminate wood flooring, wall mounted boiler, radiator, door to:-

REAR LOBBY

Tiled flooring, partly glazed door to rear garden.

EXTERIOR 8m (26'3")

The rear garden is approximately 27' in length with paved patio area remainder lawn.