



Katherine Road, London, E7 8EA

Offers in excess of £300,000

Sandra Davidson are pleased to offer an opportunity to acquire a good size two bedroom ground floor converted flat situated off Barking Road. The property benefits from two double bedrooms, open plan kitchen/lounge, family bathroom/w.c, large cellar and own rear garden.

The property is within walking distance to transport links, local shops and amenities and comprises:-

- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Own Rear Garden
- Family Bathroom
- Gas Central Heating
- Double Glazing
- No Onward Chain
- Share Of Freehold
- Close to Transport





COMMUNAL ENTRANCE

Via wooden door to communal entrance hallway, own front door to;

ENTRANCE HALLWAY

Fitted carpet, radiator, door and stairs leading down to cellar, door to;

BEDROOM ONE 4.402m into bay X 3.010m (14'5" into bay X 9'11")

Double glazed bay window to front, fitted carpet, radiator, coving.

BEDROOM TWO 3.418m X 3.025m (11'3" X 9'11")

Double glazed window to rear, fitted carpet, radiator.

BATHROOM/W.C

White suite comprising panelled bath with shower attachment, low level w.c, pedestal wash hand basin, fully tiled walls, tiled flooring, radiator, double glazed opaque window to flank.

LOUNGE AREA 4.107m X 3.375m (13'6" X 11'1")

Fitted carpet, radiator, double glazed UPVC door to rear, walk through to;

KITCHEN AREA 1.796m X 1.751m (5'11" X 5'9")

Fitted wall and base units, work surface, integrated gas oven and hob with extractor hood, single bowl single drainer stainless steel sink unit, space for fridgefreezer, plumbing for washing machine, tiled walls, vinyl flooring, double glazed opaque window to rear.

CELLAR 7.333m X 4.567m (24'1" X 15'0")

With power and lighting.

EXTERIOR

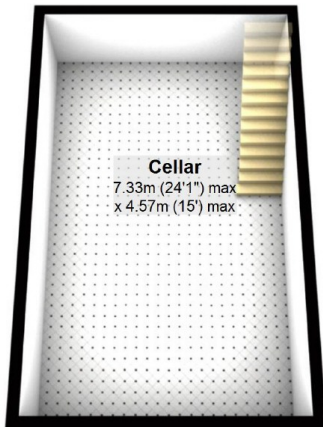
The rear garden is approximately 30' with paved patio area.





Basement

Approx. 33.5 sq. metres (360.5 sq. feet)



Ground Floor

Approx. 65.3 sq. metres (703.2 sq. feet)



Total area: approx. 98.8 sq. metres (1063.6 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradavidson.com
Plan produced using PlanUp.