



Sandra Davidson are pleased to present an opportunity to acquire this immaculately presented, Victorian, three bedroom house situated on a popular road within easy access of Upton Park underground station, Forest Gate mainline station and local bus routes. Further local amenities include Stratford International, Westfield Shopping Centre and the Olympic Stadium as well as local shops on the popular Green Street as well as Elmhurst Primary School. The property also benefits from three bedrooms, two reception rooms, good size kitchen, recently installed double glazed windows and combination boiler, family bathroom and can only be appreciated by internal inspection.

The property comprises:-





### ENTRANCE

Via double glazed door into fully enclosed storm porch, with fitted carpet and fitted wall light, partly glazed wooden door into entrance hall with, fitted carpet, period style coving, period style skirting, radiator, feature light, carpeted stairs to first floor, doors to:-

### LIVING ROOM 7.452m into bay x 3.558m at widest into alcove (24'5" into bay x 11'8" at widest into alcove)

Double glazed bay window to front, further double glazed window to rear, fitted carpet, feature contemporary lights, radiator, period style skirting.

### DINING ROOM 4.085m x 2.884m (13'5" x 9'5")

Double glazed bay window to flank, radiator, fitted carpet, feature light, period style skirting, wall mounted Worcester Bosch Combination Boiler, partly glazed door to:-

### KITCHEN 3.166m x 2.820m (10'5" x 9'3")

Double glazed window to rear further double glazed window to flank, fitted wall and base units, work surface, tiled splashback, stainless steel sink with drainer

and chrome plated mixer tap, fitted 4 ring burner gas hob with extractor hood and fitted oven, space and services for washing machine and fridge/freezer, tiled flooring, partly double glazed door to garden.

### SPLIT LEVEL LANDING

Split level landing, carpeted floor, period style skirting, feature light, stairs to loft room door to:-

### MASTER BEDROOM 4.667m into alcove x 3.447m (15'4" into alcove x 11'4")

Double glazed window to front with radiator under, fitted carpet, period style skirting, feature contemporary light fitting.

### BEDROOM TWO 3.308m x 3.025m (10'10" x 9'11")

Double glazed window to rear, fitted carpet, period skirting.

### BEDROOM THREE 2.916m x 2.302m (9'7" x 7'7")

Double glazed window to rear, fitted carpet, radiator, period style skirting.

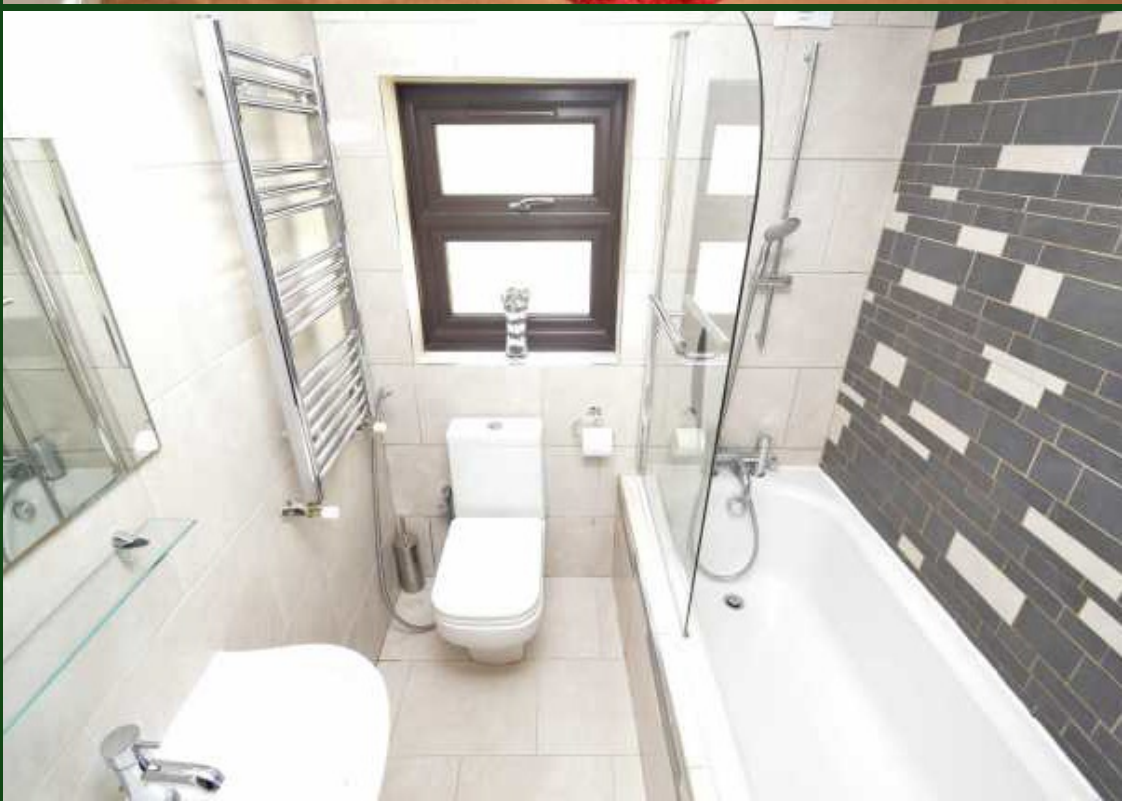
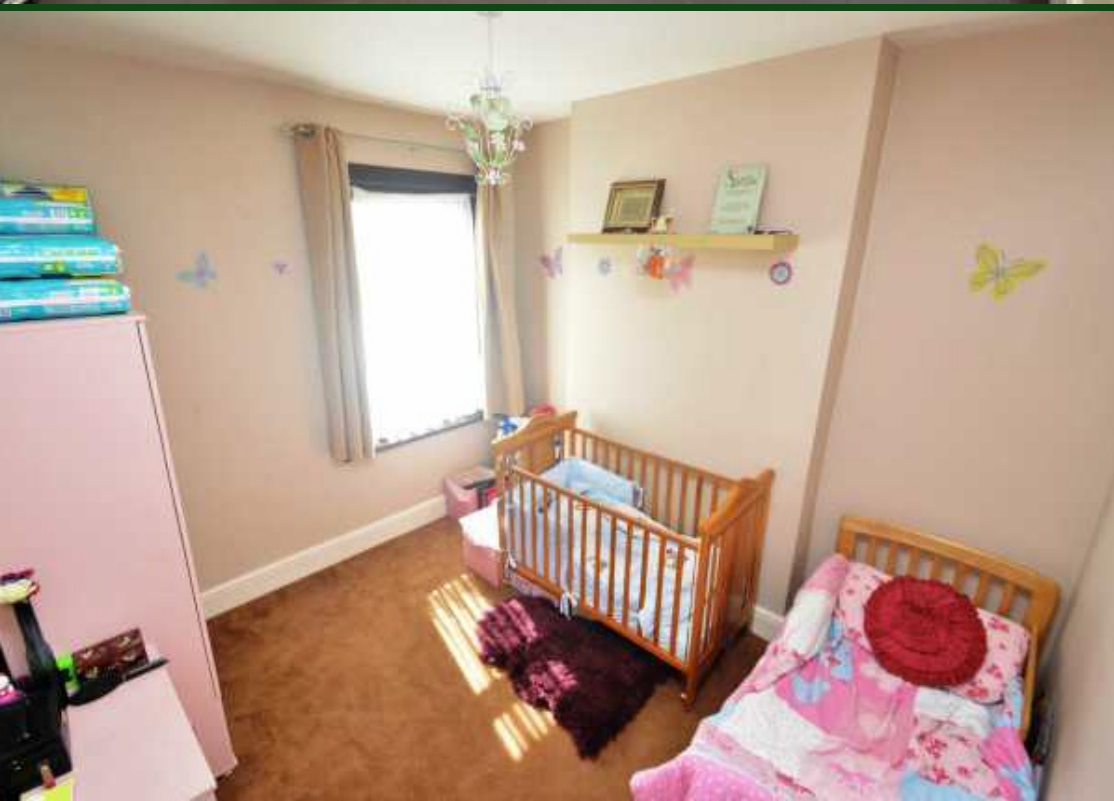
### FAMILY BATHROOM 1.697m x 1.696m (5'7" x 5'7")

Suite comprising, panelled bath with chrome plated mixer tap and shower

attachment, fitted shower screen, low level w.c with douche, pedestal hand wash basin with chrome plated mixer tap, fitted glass shelf over and mirror, contemporary style tiled walls and floor, spotlights inset to ceiling, chrome plated heated towel rail, double glazed opaque window to flank.

### EXTERIOR

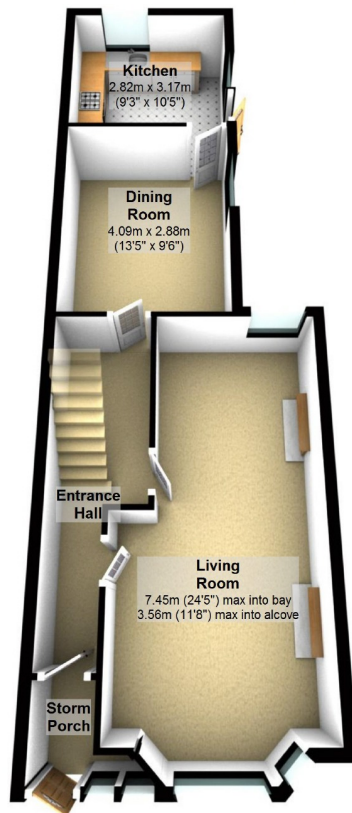
The rear garden is approximately 25' mainly lawn with walkway, flowerbed and wooden shed.





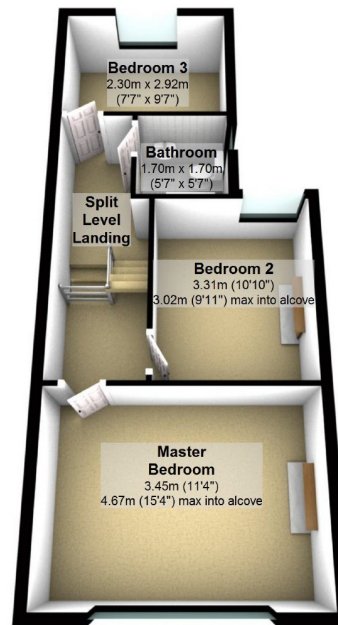
### Ground Floor

Approx. 56.7 sq. metres (610.1 sq. feet)



### First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 102.1 sq. metres (1099.2 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.sandradaavidson.com](http://www.sandradaavidson.com). Plan produced using PlanUp.