



Maplin Road, London, E16 3QH

Offers in excess of £360,000

Sandra Davidson are pleased to offer this three bedroom house situated in a good location within walking distance of Custom House DLR station, local shops and amenities. The property benefits from three double bedrooms, lounge, fitted kitchen diner, no chain and would be ideal for a first time buyer looking to get a foot on the property ladder or an investor looking for a good investment.

- Three Double Bedrooms
- Lounge
- Fitted Kitchen with Dining Area
- Family Bathroom
- Ground Floor W.C
- Double Glazing
- No Chain
- Close to DLR and Proposed Cross Rail
- Gas Central Heating





ENTRANCE

Via partly glazed wooden double doors to entrance hall with laminate tiled flooring, spotlight inset to ceiling.

LOUNGE 4.99m max x 3.39m max (16'4" max x 11'1" max)

Bay window to front, further double glazed, picture rail, timber fire surround with inset gas fire, carpet, light,

KITCHEN/DINER 5.00m x 2.61m (16'5" x 8'7")

Double glazed window to front with further double glazed window to rear, fitted wall and base units, work surfaces, tiled up-stand, one and half bowl sink with drainer unit, breakfast bar, 4 ring gas hob with extractor hood, tiled flooring, space for washing machine.

GROUND FLOOR W.C

Opaque double glazed window to rear, fully tiled walls and floors, corner hand wash basin, w.c.

FIRST FLOOR LANDING

Via carpeted stairs, double glazed window to rear, storage cupboard doors to :-

BEDROOM ONE 4.99m x 2.44m max into Cpb (16'4" x 8'0" max into Cpb)

Double glazed window to front with radiator under, further window to rear, fitted carpet, fitted cupboard,

BEDROOM TWO 4.11m max x 3.46m max into Cpb (13'6" max x 11'4" max into Cpb)

Double glazed window to front with radiator under, fitted carpet, fitted cupboard,

BEDROOM THREE 2.61m x 2.58m (8'7" x 8'6")

Double glazed window to front with radiator under, fitted carpet,

FAMILY BATHROOM 2.04m x 1.65m (6'8" x 5'5")

Double glazed opaque window to rear, Corner bath with shower screen, hand wash basin, w.c, vinyl flooring, radiator.

EXTERIOR

The rear garden is approximately 18' with paved patio area and raised flower beds

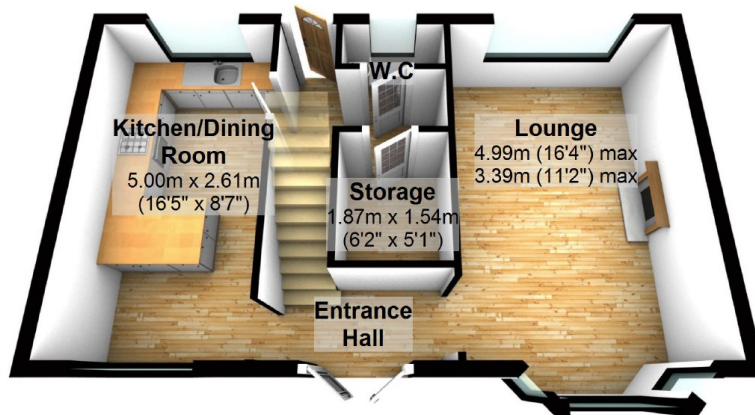
To the front of the property is a front garden.





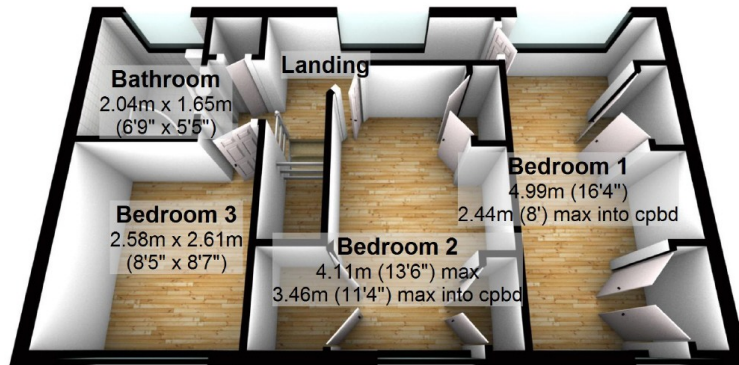
Ground Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 89.1 sq. metres (959.2 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.sandradavidson.com
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