



Glenparke Road, London, E7 8BP

Offers in excess of £400,000

Sandra Davidson are pleased to present an opportunity to acquire this good size three bedroom extended terraced house situated on a popular road within easy access to Upton Park underground station, Forest Gate mainline, local shops and amenities. The property benefits from three double bedrooms, reception room, good size kitchen with dining area, loft room, two bathrooms and can only be appreciated by internal inspection and comprises:-

- Three Double Bedrooms
- Double Glazed windows
- Gas Central Heating
- GF Shower Room
- Bathroom/w.c
- Extended Kitchen/Diner
- Rear Garden
- Loft Room
- Cellar





ENTRANCE

Via partly glazed door into fully enclosed storm porch, with wood flooring, glazed wooden door into entrance hall with wood flooring, ornate coving, radiator, feature light, carpeted stairs to first floor, doors to :-

LOUNGE 7.15m max into bay x 3.52m (23'5" max into bay x 11'7")

Double glazed bay window to front with radiator under, wood flooring, two wall mounted lights, two feature lights, further radiator.

G.F SHOWER ROOM

Fully enclosed walk in shower cubicle with power shower, tiled walls, tiled floor, w.c, hand wash basin inset into vanity unit, wall mounted mirrored vanity unit, chrome plated heated towel rail, extractor fan.

KITCHEN DINER 7.41m max x 4.62m max (24'4" max x 15'2" max)

Double glazed window to rear, opaque glazed double doors to rear leading to garden, skylight, fitted wall and base units, work surface with built in sink double drainer unit, tiled splash back, space for 5 ring gas hob, extractor hood, wood flooring

CELLAR

With power and lighting, gas and electricity meters, shelving.

FIRST FLOOR LANDING

Split level landing, carpeted floor, light, stairs to loft room doors to:-

BEDROOM ONE 4.62m x 3.35m (15'2" x 11'0")

Three double glazed windows to front with radiator under, fitted carpet.

BEDROOM TWO 3.25m x 3.25m (10'8" x 10'8")

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

BEDROOM THREE 3.28m max x 3.02m max (10'9" max x 9'11" max)

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

FAMILY BATHROOM 2.11m x 1.65m (6'11" x 5'5")

White suite comprising, bath with shower screen, w.c, hand wash basin, fully tiled walls and floor, spotlights to ceiling, mirrored wall mounted vanity unit, chrome plated heated towel rail, double glazed opaque window.

LOFT ROOM

Eaves storage, fitted carpet, skylight.

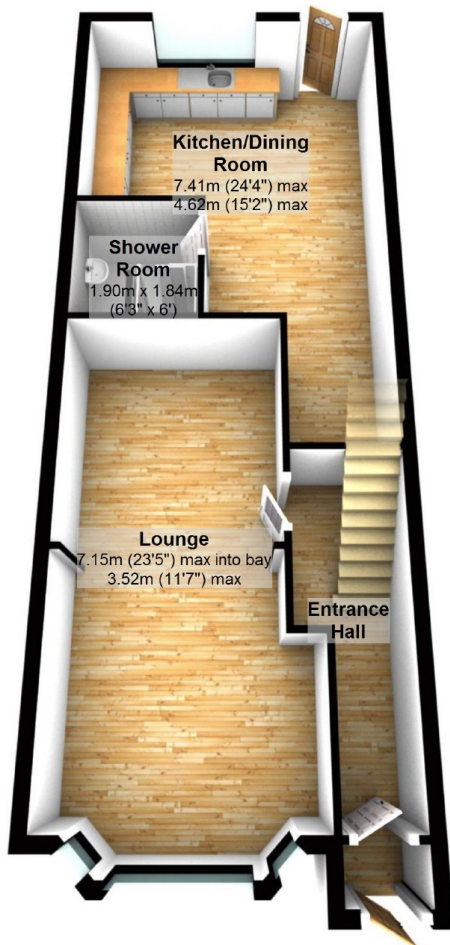
EXTERIOR

The paved rear garden is approximately 20' with a detached annexe with power and lighting to the rear.



Ground Floor

Approx. 58.3 sq. metres (628.0 sq. feet)



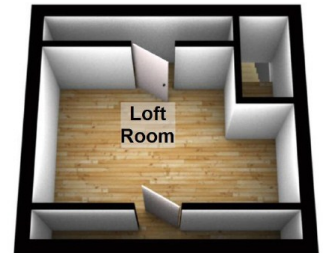
First Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



Second Floor

Approx. 7.1 sq. metres (76.0 sq. feet)



Total area: approx. 110.0 sq. metres (1184.3 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 The Mobile Agent.