



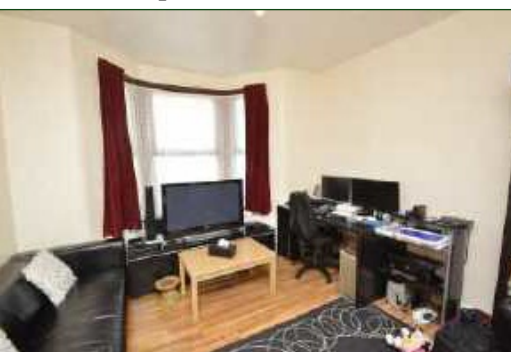
## Harcourt Avenue, E12 6DG

### Offers in excess of £439,995

Sandra Davidson are privileged to offer an extremely rare opportunity to acquire an extended family home situated on a sought after road within walking distance to transport links and amenities. This well maintained, extended home features, two reception rooms, extended fitted kitchen with dining area, ground floor bathroom, three bedrooms and a family bathroom on the first floor, loft room on the second floor and a rear garden. The property is within walking distance to transport links, local shops and High Street amenities.

This property is offered chain free and can only be appreciated by internal inspection and comprises:-

- **Three Bedrooms**
- **Loft Room**
- **Two Reception Rooms**
- **Double Glazed Windows**
- **Gas Central Heating**
- **Ground Floor Bathroom**
- **First Floor Family Bathroom**
- **Rear Garden**
- **Close to Transport Links**





## ENTRANCE

Via partly glazed wooden door into entrance hall with , fitted carpet, radiator, carpeted stairs to first floor, doors to;

## RECEPTION ONE 3.76m x 3.38m (12'4" x 11'1")

Bay window to front with radiator under, wood flooring, light.

## LOUNGE 3.41m x 2.94m (11'2" x 9'8")

Double glazed window to rear, wood flooring, light

## KITCHEN/DINER 7.53m x 2.44m (24'8" x 8'0")

Fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer unit, four ring gas hob with extractor hood above, tiled flooring, wall mounted boiler, double glazed door to flank leading into rear garden, door to:-

## LOBBY

Tiled floor, light, skylight window, door to:-

## GROUND FLOOR BATHROOM 2.24m max x 2.20m max (7'4" max x 7'3" max)

Suite comprising, bathtub, pedestal hand wash basin, low level WC, tiled floor, tiled walls, double glazed window to rear, extractor fan, radiator.

## CELLAR

## FIRST FLOOR LANDING

Fitted carpet, light, carpeted stairs to second floor, door to:

## BEDROOM ONE 4.74m x 3.98m max into bay (15'7" x 13'1" max into bay)

Double glazed window to front with radiator under, further double glazed window to front, wood flooring, light.

## BEDROOM TWO 3.39m x 3.00m (11'1" x 9'10")

Double glazed window to rear, radiator, wood flooring, light

## BEDROOM THREE 2.86m max x 2.57m max (9'5" max x 8'5" max)

Double glazed window to rear, radiator, wood flooring, light

## BATHROOM

Bathtub, pedestal hand wash basin, low level WC, radiator, tiled flooring, tiled walls, extractor fan, sidelight window to flank

## SECOND FLOOR LANDING 5.09m x 1.64m (16'8" x 5'5")

Fitted carpet, skylight window, access to eaves store, door to:-

## LOFT ROOM 4.60m x 3m (15'1" x 9'10")

Skylight window to rear, fitted carpet, light.

## EXTERIOR

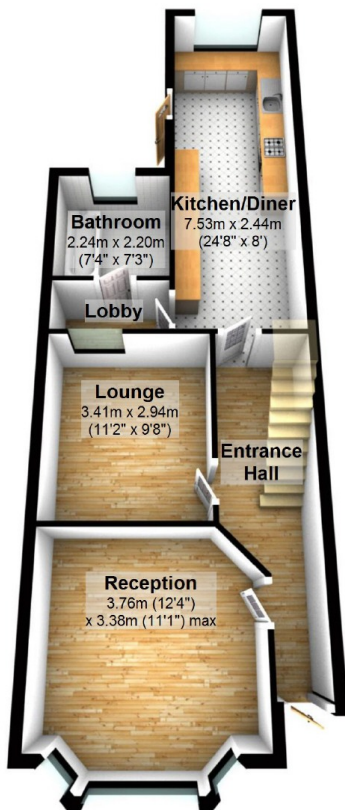
The paved rear garden measures approximately 45'





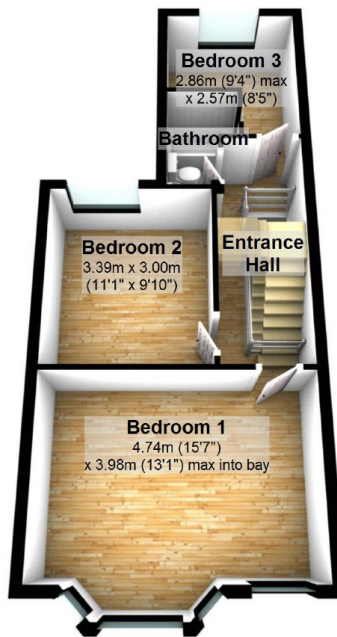
### Ground Floor

Approx. 59.0 sq. metres (634.6 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



### Second Floor

Approx. 22.6 sq. metres (243.2 sq. feet)



Total area: approx. 125.6 sq. metres (1352.1 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](http://www.sandradavidson.com)  
Plan produced using PlanUp.