



Campbell Road, London, E6 1NP

Offers in excess of £415,000

Sandra Davidson are pleased to present an opportunity to acquire this very well presented family home situated in a quite location within walking distance to transport links, local shops and East Ham underground station. The property benefits from three bedrooms, through lounge reception, fitted kitchen/diner, one bathroom/wc and own rear garden.

- Very Well Presented
- Three Bedrooms
- Through Lounge Reception

- Double Glazed Windows
- Gas Central Heating
- Family Bathroom/wc

- Kitchen/Diner
- Rear Garden
- Close To Transport Links





ENTRANCE

Via partly glazed door to hallway with wooden flooring, radiator, carpeted stairs to first floor, understair storage cupboard, door to;

THROUGH LOUNGE 7.1m max into bay x 3.3m max into alcove (23'4" max into bay x 10'10" max into alcove)

Double glazed bay window to front, ceiling fan with built in light, ornate ceiling rose, spotlights inset in ceiling, wooden flooring, further double glazed window to rear with radiator under.

KITCHEN/DINER 4.61m x 2.80m (15'1" x 9'2")

Fitted wall and base units, work surface with tiled upstand, single bowl single drainer sink unit, integrated gas oven and hob, space for washing machine, radiator, wooden flooring, spotlights inset in ceiling, double glazed window to flank, further double glazed window to rear, double glazed door to rear.

LANDING

Fitted carpet, spotlights inset in ceiling, access to loft space, door to;

BEDROOM ONE 4.30m max into bay x 3.84m max into Cpb (14'1" max into bay x 12'7" max into Cpb)

Double glazed bay window to front, further double glazed window to front, fitted wardrobes, wooden flooring, radiator.

BEDROOM TWO 3.33m x 2.67m (10'11" x 8'9")

Double glazed window to rear, fitted wardrobes, wooden flooring, radiator.

BEDROOM THREE 2.8m x 2m (9'2" x 6'7")

Double glazed window to rear, wooden flooring, radiator, spotlights inset in ceiling.

FAMILY BATHROOM

White suite comprising tiled bath, low level wc with hidden cistern, hand wash basin inset in vanity unit, fully tiled walls, spotlights inset in ceiling, tiled flooring, radiator, extractor fan, double glazed window to rear.

EXTERIOR 25' (7.62m)

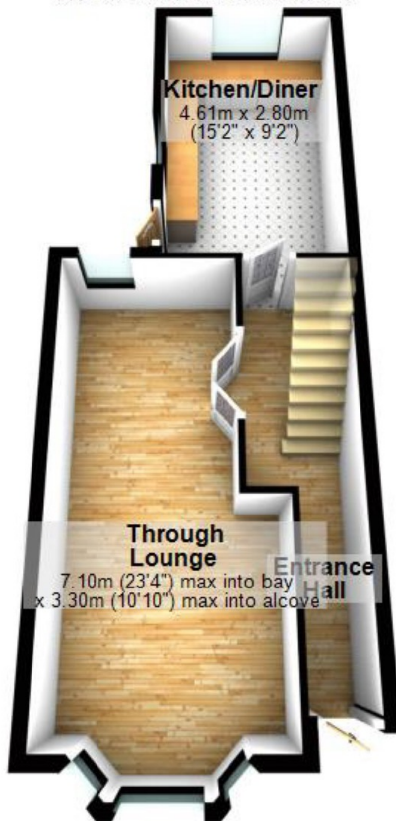
The fully paved rear garden is approximately 25' with exterior floor lighting.





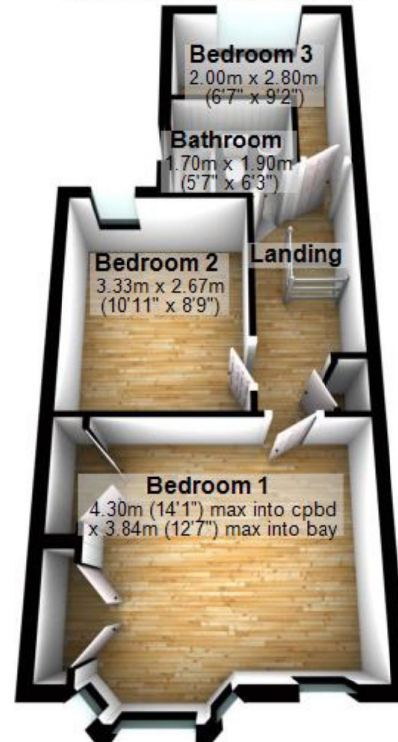
Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 80.9 sq. metres (871.2 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
Plan produced using PlanUp.