



Grimsby Grove, London, E16 2RH

£ 499,995



- Close to King George V and Gallions Reach DLR stations
- Situated in a fantastic peaceful location
- Four good sized bedrooms
- Spacious reception room on the first floor
- End of terrace with good sized private garden
- Off street parking and garage
- Modern fitted kitchen
- En-suite to master bedroom

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Situated in a peaceful yet convenient location for the city is this well laid out four bedroom end of terrace house. Features include a spacious kitchen breakfast room, en-suite to master bedroom, family bathrooms and separate ground floor cloakroom, good sized living room, 40ft garden and integral garage with additional parking space. **Offered with no onward chain.**

Grimsby Grove located close to a selection of on-site local amenities and within close proximity of the River Thames. Gallions Reach and King George the V DLR are close by as well as the Woolwich Ferry port.

Hallway

Door to front with glazed sidelights, picture window to side, double radiator, direct access to garage.

Kitchen 3.05m (10'0") x 2.44m (8'0")

Picture casement window overlooking rear garden, range of eye and base level storage units, work top surface, stainless steel sink and drainer, wall mounted boiler, washing machine, free standing oven and hob, ample power.

Breakfast room 5.03m (16'6") x 3.76m (12'4") narrowing to 1.90m (6'3")

Fully glazed door and sidelights to rear garden, 2 double radiators, vinyl floor, power points

Ground floor cloakroom. Pedestal hand wash basin, low flush WC, radiator

Stairs to 1st floor

Landing. Carpet, power point

Lounge 4.75m (15'7") x 3.20m (10'6")

2 picture casement windows to front, 2 double radiators, carpet, power points.

Bedroom 3. 3.17m (10'5") x 2.69m (8'10")

Picture casement window, radiator, carpet, power points.

Bedroom 4. 2.90m (9'6") x 1.83m (6'0")

Picture casement window, radiator, carpet, power points.

Shower room / WC

Shower cubicle, Pedestal hand wash basin, low flush WC, radiator, part tiled, extractor fan.

Stairs to 2nd floor

Landing. Access to loft, window to side, built in cupboard housing hot water tank, carpet.

Bedroom 1. 4.72m (15'6") x 2.87m (9'5")

Picture casement window, 2 double radiators, carpet, power points

En-suite. Shower cubicle, Pedestal hand wash basin, low flush WC, radiator, part tiled, extractor fan, shaver point.

Bedroom 2. 4.72m (15'6") x 2.31m (7'7")

2 picture casement windows to front, 2 double radiators, carpet, power points

Rear garden. Approximately 40ft, small patio area rest laid to lawn, outside tap, side acres.

Front garden. Parking for one vehicle rest laid to lawn.

Integral garage 5.03m (16'6") x 2.69m (8'10")

Up and over door, power, gas and electricity meters.



Energy Performance Certificate

