



## Rawstone Walk, London, E13 0HZ

### Offers in excess of £550,000

Sandra Davidson are pleased to present an opportunity to acquire this end of terrace, well presented family home situated in a quite location within walking distance to Plaistow underground station, local shops and amenities. The property benefits from four bedrooms, reception room, open plan kitchen/diner, two bathrooms and own rear garden.

- Four Bedrooms
- Large Reception
- Double Glazed Windows

- Gas Central Heating
- Family Bathroom
- Kitchen/Diner

- Rear Garden
- Ground Floor Shower Room
- Close To Transport Links





## ENTRANCE

Via fully enclosed storm porch, UPVC door into entrance hall with tiled flooring, light, radiator, stairs leading up to first floor, opening to:

## LOUNGE 6.23m x 3.40m (20'5" x 11'2")

Two bow windows to flank, further double glazed window to front, wall mounted lights, radiator, wood flooring.

## GROUND FLOOR WC

Double glazed window to front, hand wash basin inset to vanity unit, low level wc with hidden cistern inset to vanity unit, tiled walls and flooring, light.

## GROUND FLOOR SHOWER ROOM

Enclosed walk in shower cubicle, extractor fan, light, tiled walls and flooring.

## KITCHEN/DINER 6m max x 3.52m max (19'8" max x 11'7" max)

Fitted wall and base units, work surface, five ring gas hob with extractor hood over, space and services for washing machine, one bowl sink with drainer unit, double glazed window to flank, tiled flooring, double glazed doors leading into rear garden, wall mounted boiler.

## FIRST FLOOR LANDING

Wood flooring, access into loft space, fitted storage cupboard, light, doors to:-

## BEDROOM ONE 3.73m x 3.40m (12'3" x 11'2")

Double glazed window to flank, wood flooring, spotlights inset to ceiling, radiator.

## BEDROOM TWO 2.90m max x 2.62m max (9'6" max x 8'7" max)

Double glazed window to flank, wood flooring, light, radiator.

## BEDROOM THREE 3.52m max x 3.29m max (11'7" max x 10'10" max)

Double glazed window to flank, wood flooring, light, radiator.

## BEDROOM FOUR 3.44m x 2.46m (11'3" x 8'1")

Double glazed window to flank, wood flooring, light, radiator.

## FAMILY BATHROOM 2.71m x 1.80m (8'11" x 5'11")

Suite comprising of bathtub with shower screen and shower over, hand wash basin inset to vanity unit, low level wc, tiled walls and flooring, double glazed window to front.

## EXTERIOR 7m (23'0")

The rear garden measures approximately 23' there is also a front garden.

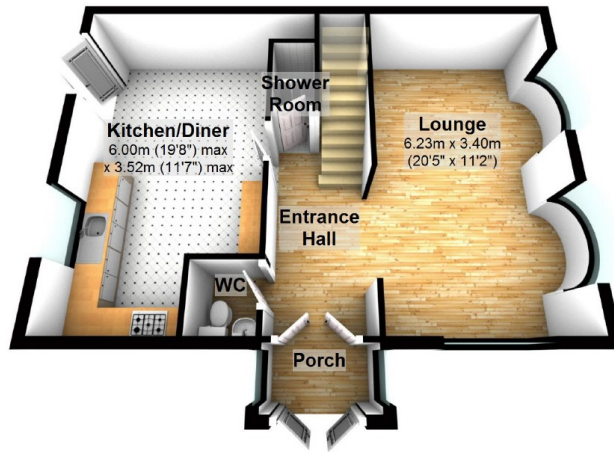






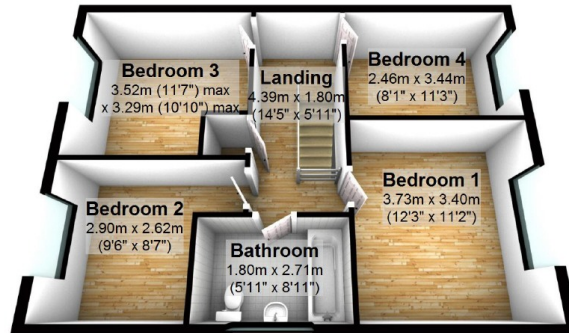
### Ground Floor

Approx. 56.9 sq. metres (612.2 sq. feet)



### First Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



Total area: approx. 113.0 sq. metres (1216.7 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.