



Elizabeth Road, London, E6 1BW

Asking price £500,000

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 Upton Park underground station. This maintained, well extended home offers three reception rooms, four bedrooms on the first floor, loft room, an extended fitted kitchen with dining area, ground floor bathroom room, family bathroom and a rear garden. The property is within walking distance to transport links, local shops and is offered chain free!.

This spectacular property can only be appreciated by internal inspection and comprises:-

- **Four Double Bedrooms**
- **Three Reception Rooms**
- **Double Glazed Windows**
- **Two Bathrooms**
- **Extended Kitchen/Diner**
- **Rear Garden**
- **Close to Underground**
- **Loft Room**
- **Chain Free**





ENTRANCE

Via double glazed door into fully enclosed storm porch, with fitted carpet, light, glazed wooden door into entrance hall with wood flooring, radiator, light, carpeted stairs to first floor, doors to :-

RECEPTION 4.17m max into bay x 3.61m (13'8" max into bay x 11'10")

Double glazed bay window to front with radiator under, wall mounted lights, wood flooring, fan-light.

SITTING ROOM 3.38m x 2.97m (11'1" x 9'9")

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

LOUNGE 5.88m x 2.91m (19'3" x 9'7")

Fitted carpet, light, skirting board, door to:-

LOBBY 3.99m x 1.59m (13'1" x 5'3")

Tiled flooring, roof light, door to:-

GROUND FLOOR BATHROOM 1.90m x 1.59m (6'3" x 5'3")

Suite comprising bathtub with shower attachment over and shower curtain, pedestal hand wash basin, low level wc, wall mounted mirrored medicine cabinet, chrome plated heated towel rail, fully tiled walls and floor, roof light

KITCHEN/DINER 4.60m x 3.23m (15'1" x 10'7")

Fitted wall and base units, work surface with tiled upstand, 4 ring gas hob with oven/grill and extractor hood, two double glazed windows to rear, UPVC double glazed door to rear garden, plumbing and space for washing machine, wall mounted boiler, roof-light

CELLAR 6.86m x 2.54m (22'6" x 8'4")

Housing metres, fitted shelving, power and lighting

FIRST FLOOR LANDING

Split level landing, fitted carpet, skylight, carpeted stairs into loft, doors to:-

BEDROOM ONE 4.11m max into bay x 2.93m (13'6" max into bay x 9'7")

Double glazed bay window to front with radiator under, fitted carpet, skirting boards, light.

BEDROOM TWO 3.41m x 2.93m (11'2" x 9'7")

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

BEDROOM THREE 3.70m x 3.01m (12'2" x 9'11")

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

FAMILY BATHROOM 2.92m x 1.69m (9'7" x 5'7")

Suite comprising corner bathtub, pedestal hand wash basin, low level wc, wall mounted mirrored medicine cabinet, opaque double glazed window to flank, chrome plated heated towel rail, fully tiled walls and floor

BEDROOM FOUR 2.68m x 1.57m (8'10" x 5'2")

Double glazed window to front with radiator under, fitted carpet, access to under stairs storage

LOFT ROOM 6.63m max into Eves x 4.60m max (21'9" max into Eves x 15'1" max)

Skylight, spotlights to ceiling, radiator, access to eves storage

EXTERIOR





Total area: approx. 172.9 sq. metres (1860.9 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.