



Sandra Davidson are privileged 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 Plaistow and Upton Park underground stations, local shops and amenities. The property benefits from four bedrooms, two receptions, open plan kitchen/diner, one bathroom/wc, first floor wc and own rear garden.

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





ENTRANCE

Partly glazed UPVC door to entrance hall with built-in cupboard housing meters and fuseboard, laminate wood flooring, radiator, carpeted stairs leading to first floor landing, door to:-

RECEPTION ONE 4.13m max into bay x 3.32m max into alcove (13'7" max into bay x 10'11" max into

Double glazed bay window to front, laminate wood flooring, radiator.

LOUNGE 4.35m x 3.35m (14'3" x 11'0")

Double glazed window to rear, laminate wood flooring, radiator, wall mounted thermostat.

KITCHEN/DINER 4.38m x 3.32m max into bay (14'4" x 10'11" max into bay)

Fitted wall and base units, work surface with tiled up-stand, single bowl single drainer sink unit, integrated oven and hob, tiled flooring, plumbing for dishwasher and washing machine, partly glazed UPVC door to rear, double glazed bay window to flank, radiator.

BATHROOM 2.76m x 1.70m (9'1" x 5'7")

White suite comprising, panelled bath with shower over, wash hand basin inset in vanity unit, low level w.c, tiled walls and flooring, double glazed opaque windows to flank, radiator, wall mounted boiler, extractor fan, mirrored wall mounted medicine cabinet.

FIRST FLOOR LANDING

Split level with fitted carpet, access to loft space.

BEDROOM ONE 4.35m x 3.43m (14'3" x 11'3")

Two double glazed windows to front, radiator, fitted carpet.

BEDROOM TWO 2.70m x 2.70m (8'10" x 8'10")

Double glazed window to rear, radiator fitted carpet,

BEDROOM THREE 2.74m x 2.45m (9'0" x 8'0")

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

BEDROOM FOUR 2.44m x 1.93m (8'0" x 6'4")

Double glazed window to flank, fitted carpet, radiator.

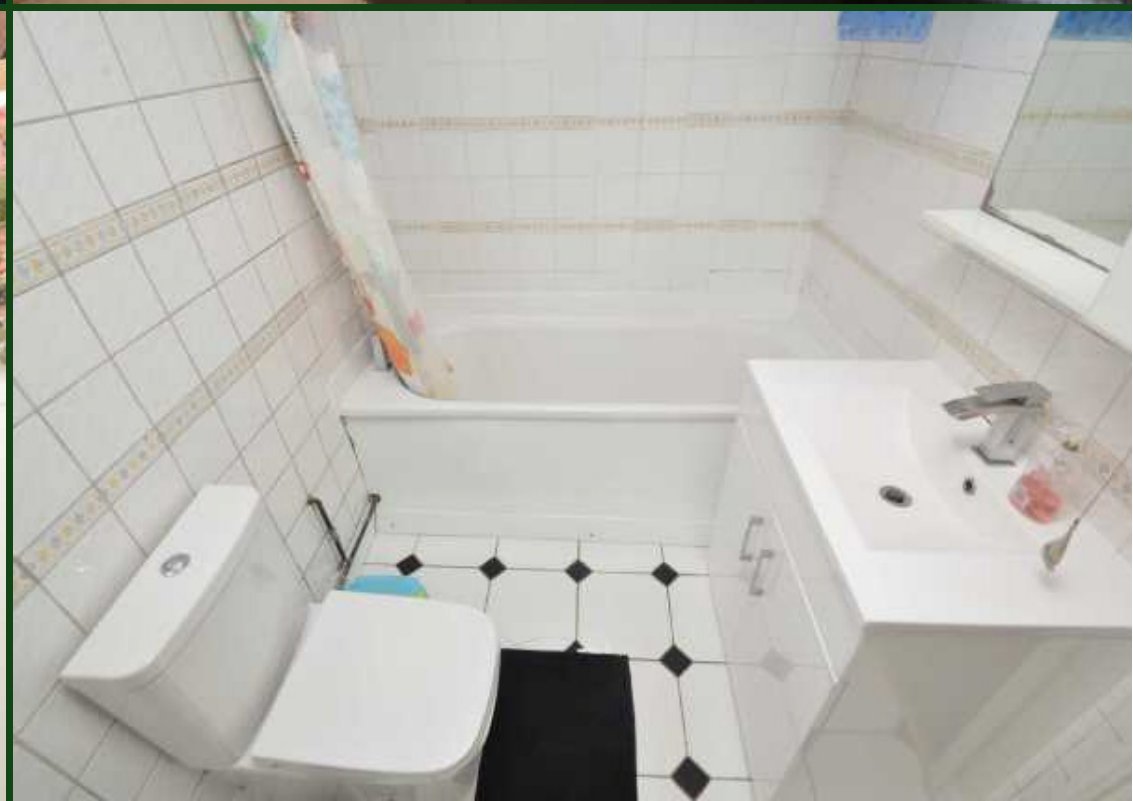
FIRST FLOOR WC

Low level w.c, pedestal wash hand basin, double glazed window to flank, mirrored wall mounted medicine cabinet, radiator, partly tiled walls tiled flooring,

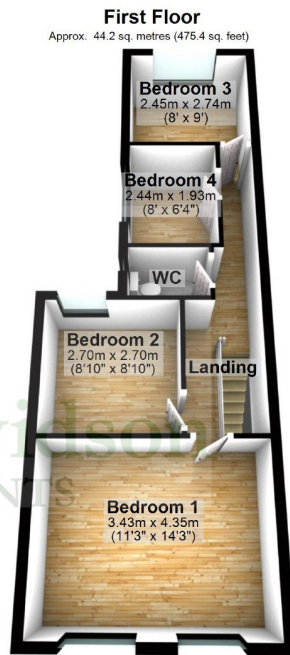
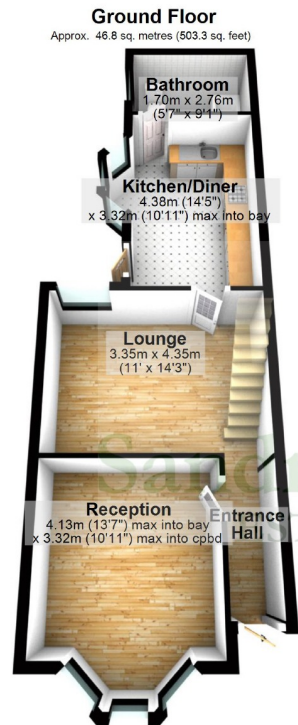
EXTERIOR 9m (29'6")

The paved rear garden is approximately 30' with outside tap for hose, lean-to with lighting, timber storage shed to rear, flower and shrub borders.

Paved garden to the front of the property.







Total area: approx. 90.9 sq. metres (978.7 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.sandradaavidson.com
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			90
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	