



## Beardsfield, London, E13 0LD

### Offers in excess of £475,000

Sandra Davidson are pleased to present an opportunity to acquire this rare, well maintained family home situated on a cul de sac within walking distance to Plaistow underground station, local shops and amenities. The property benefits from four bedrooms, two reception rooms, open plan kitchen/diner, two bathrooms and own rear garden.

The property is offered CHAIN FREE, can only be appreciated by internal inspection and comprises:-

- Four Bedrooms
- Two Reception Rooms
- Double Glazed Windows
- Gas Central Heating
- Family Bathroom
- Kitchen/Diner
- Rear Garden
- Ground Floor Shower Room
- CHAIN FREE





## ENTRANCE

Via partly glazed door into entrance hall with tiled flooring, stairs to first floor, light, doors to:-

## LOUNGE 3.06m x 2.30m (10'0" x 7'7")

Double glazed window to front, light, radiator, tiled flooring

## LOUNGE/DINER 4.19m x 3m (13'9" x 9'10")

Tiled flooring, radiator, light, opening to:-

## KITCHEN AREA 2.5m x 2.5m (8'2" x 8'2")

Fitted wall and base units, work surface, four ring gas hob with extractor hood over, space and services for washing machine, one bowl sink with drainer unit, double glazed window to rear, tiled flooring.

## REAR LOBBY

Tiled floor, door to rear garden, door to:-

## GROUND FLOOR SHOWER ROOM

Enclosed walk in shower cubicle, low level wc, hand wash basin, tiled walls and flooring, light

## FIRST FLOOR LANDING

Radiator, stairs to second floor, doors to:-

## BEDROOM ONE 4.20m x 2.3m (13'9" x 7'7")

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

## BEDROOM TWO 4.19m x 3.19m (13'9" x 10'6")

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

## SECOND FLOOR LANDING

Fitted cupboard, wood flooring, doors to:-

## BEDROOM THREE 4.19m x 3.20m (13'9" x 10'6")

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

## BEDROOM FOUR 4.29m x 2.52m (14'1" x 8'3")

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

## BATHROOM 2.44m x 1.57m (8'0" x 5'2")

Bathtub, low level wc, pedestal hand wash basin, double glazed window to rear, tiled walls and flooring, light

## EXTERIOR 9m (29'6")

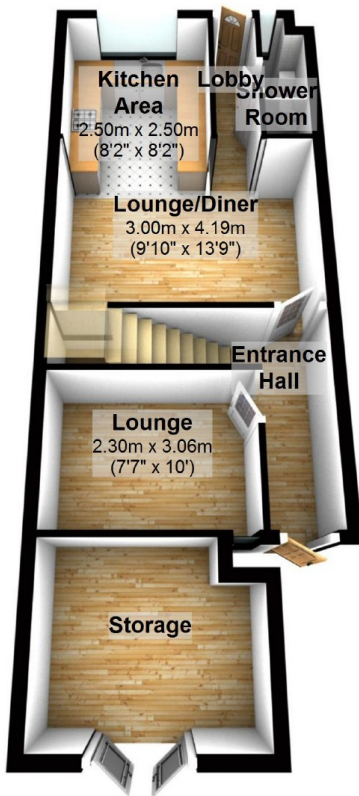
The paved rear garden measures approximately 30'





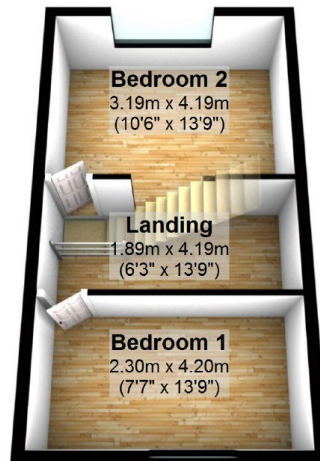
### Ground Floor

Approx. 45.6 sq. metres (490.3 sq. feet)



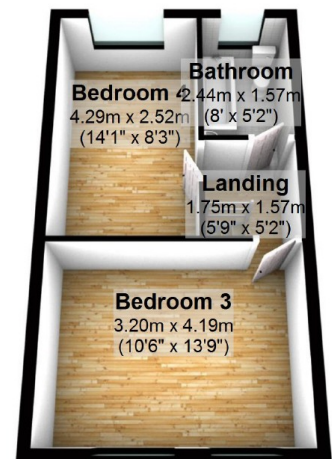
### First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



### Second Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 109.1 sq. metres (1174.4 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.