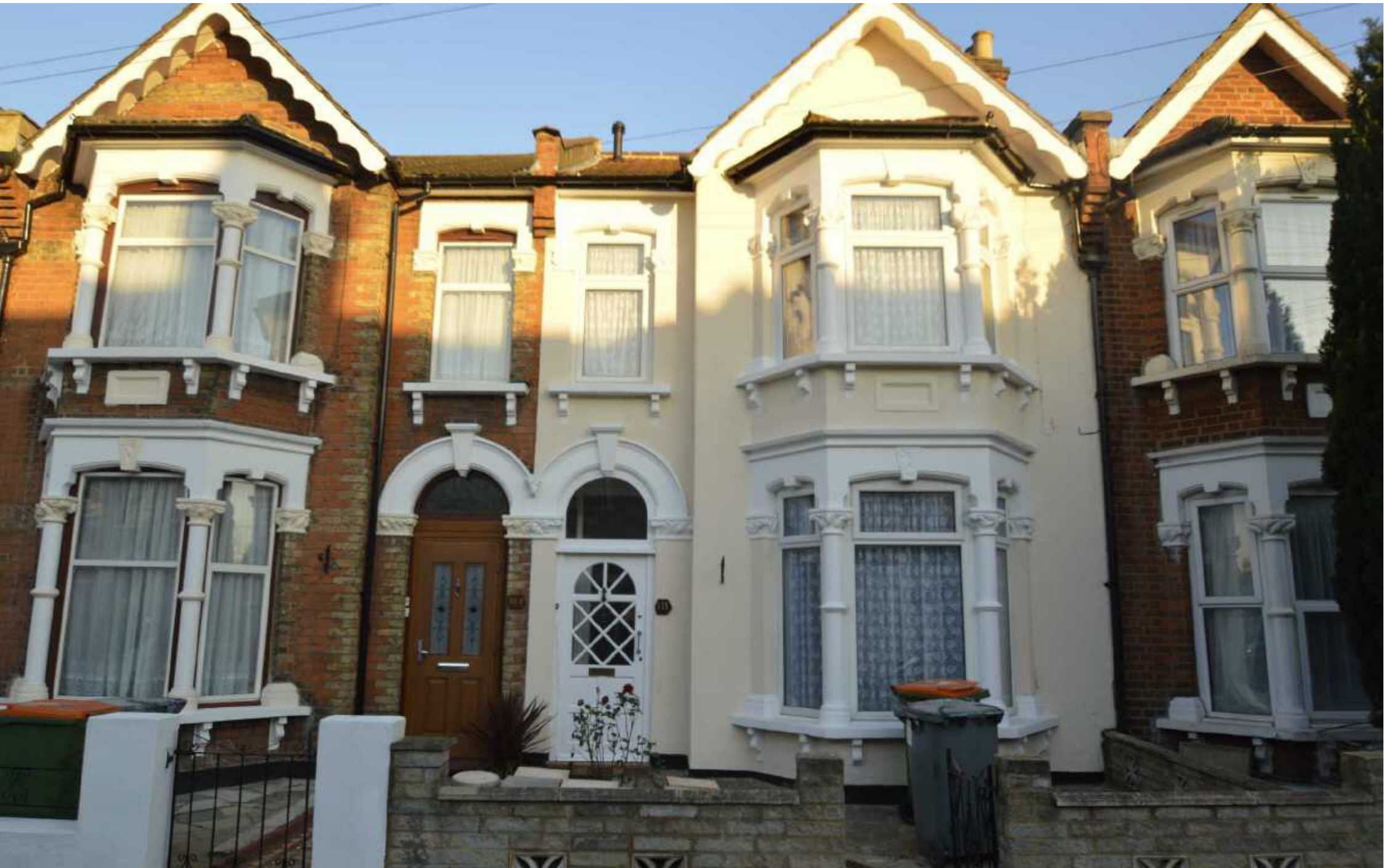


**Sandra Davidson**  
ESTATE AGENTS



Second Avenue, London, E12 6EN  
Offers in excess of £550,000



Sandra Davidson are privileged to offer an extremely rare opportunity to acquire a large family home situated on a sought after road within walking distance to transport links and amenities. This immaculately presented, well extended home has been refurbished to a high specification and offers, two reception rooms, five double bedrooms, fitted kitchen with dining area, ground floor shower room, family bathroom on the first floor, WC on the second floor and a rear garden. The property is within walking distance to transport links, local shops and High Street amenities.

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





### ENTRANCE

Via fully enclosed storm porch, glazed wooden frame door into entrance hall with, wood flooring, radiator, coving, timber skirting, light, carpeted stairs leading to first floor, doors to:

### RECEPTION 4.55m max into bay x 3.50m (14'11" max into bay x 11'6")

Double glazed bay window to front, radiator, wood flooring, coving, timber skirting, light

### LOUNGE 3.75m x 3.50m (12'4" x 11'6")

Double glazed window to rear with radiator under, wood flooring, coving, timber skirting, light

### WET ROOM 1.6m x 1.4m (5'3" x 4'7")

Fully tiled walls and floor, wall mounted shower with thermostat mixer, low level wc, pedestal hand wash basin, heated towel rail, double glazed opaque window to flank, extractor fan.

### KITCHEN DINER 7.27m max x 3.51m max (23'10" max x 11'6" max)

Double glazed window to rear, double glazed door to rear leading onto rear garden, fitted wall and base units, work surface with tiled splash back, 4 ring gas hob with extractor hood over, radiator, wood flooring, light, stairs to:

### CELLAR

### FIRST FLOOR SPLIT LEVEL LANDING

Wood flooring, carpeted stairs leading to second floor, light, doors to

### BEDROOM ONE 4.96m max into bay x 3.50m (16'3" max into bay x 11'6")

Double glazed bay window to front with radiator under, wood flooring, light, coving, interconnecting doors to;

### BEDROOM TWO 3.50m x 3.35m (11'6" x 11'0")

Double glazed window to rear with radiator under, wood flooring, coving, light

### BEDROOM THREE 4.96m max x 3.51m max (16'3" max x 11'6" max)

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

### BEDROOM FOUR 2.79m x 1.62m (9'2" x 5'4")

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

### FAMILY BATHROOM 2.70m max x 2.40m max (8'10" max x 7'10" max)

White suite comprising of, panelled bathtub, hand wash basin inset to vanity unit, low level WC with douche, tiled walls and floor, double glazed opaque window to flank,

extractor fan, wall mounted mirrored medicine cabinet, heated towel rail, light.

### SECOND FLOOR LANDING

Wood flooring, light, roof light, cupboard housing boiler and mega flow tank, doors to;

### BEDROOM FIVE 3.05m x 2.75m (10'0" x 9'0")

Double glazed window to flank, radiator, wood flooring, light, access to eaves storage

### BEDROOM SIX 3.22m x 3.17m (10'7" x 10'5")

Double glazed window to rear with radiator under, light, wood flooring, recessed shelving

### BEDROOM SEVEN 5.12m max into recess x 4.00m max into eaves (16'10" max into recess x 13'1" max into eaves)

Skylight to front, radiator, wood flooring.

### SEPARATE WC

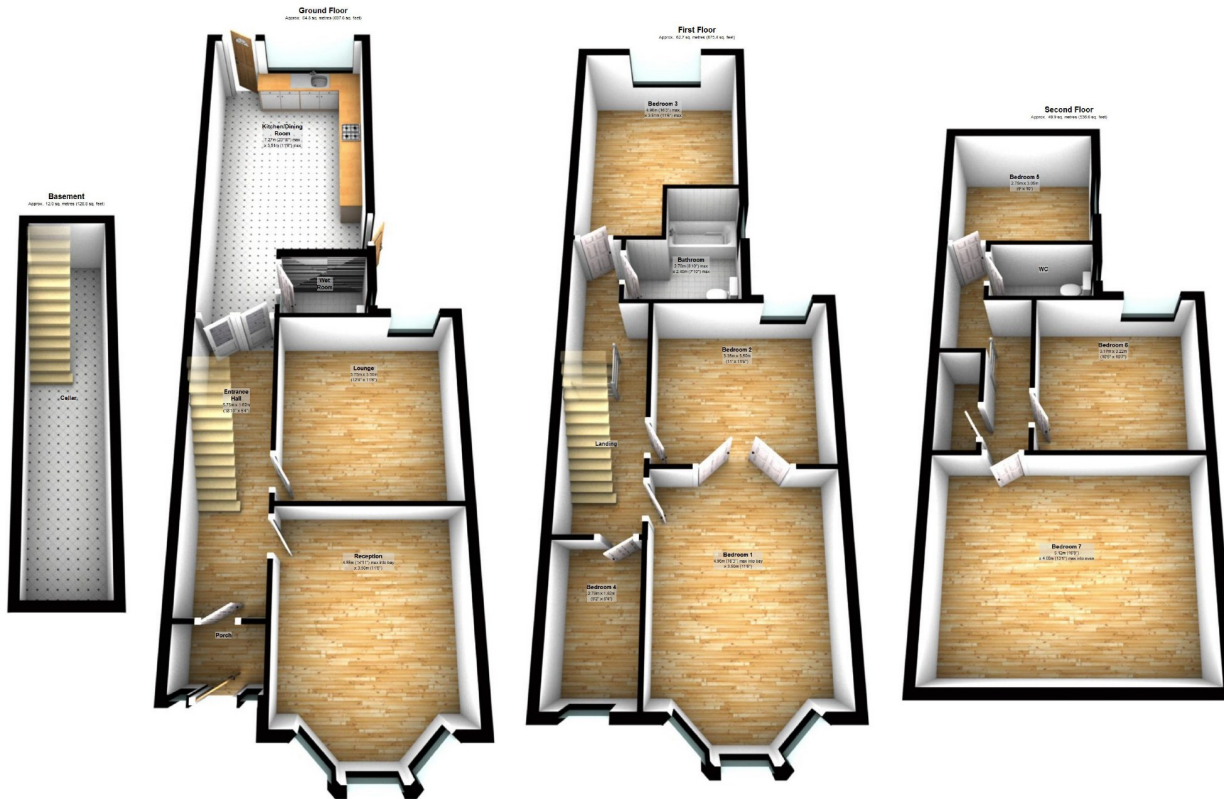
Double glazed opaque window to flank, partly tiled walls, low level WC with douche, hand wash basin inset to vanity unit, tiled floor, heated towel rail, extractor fan, light.

### EXTERIOR

The rear garden measures approximately 35' with paved area to front and flower bed/shrub border, outside tap, security light







Total area: approx. 169.4 sq. metres (2036.3 sq. feet)  
 This plan is for guidance purposes only and may not be representative of the property. Contact Sandra Davidson at sandradaavidson.com for more information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		68	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		61	78