



Nutter Lane,

Guide Price £800,000



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Nutter Lane, London
Guide Price £800,000

OPEN HOUSE - SATURDAY 1st
July 2017 - Call to Book * POPULAR
LOCATION * CLOSE TO WANSTEAD
HIGH STREET * IDEAL FOR A12 INTO
CITY * FOUR BEDROOMS * CORNER
PLOT * FRONT DRIVEWAY * GARAGE
AND OUTBUILDING * FURTHER
SCOPE TO EXTEND * .

PORCH

Door to front elevation.

ENTRANCE HALL

Door into hall from porch, stairs to first
floor.

THROUGH LOUNGE

9.60m (Into Bay) x 4.40m (Overall)
(31'6" (Into Bay) x 14'5" (Overall))
Bay window to front elevation, sliding
doors to rear elevation.

STUDY ROOM

3.61m x 2.94m (11'10" x 9'8")
Windows to rear elevation.

KITCHEN / DINING ROOM

6.69m x 2.52m (21'11" x 8'3")
Window to rear, fitted kitchen with
space for appliances, space for dining
table, double doors to lean to.

GROUND FLOOR SHOWER ROOM

1.86m x 2.65m (6'1" x 8'8")
Window to front, shower tray and
screen, hand basin, wc.

LEAN TO

6.70m (In Length) x 0.00m (22'0" (In
Length) x 0'0")

Located to side elevation doors to
front and rear.

FIRST FLOOR LANDING

Stairs up from ground floor, access to
bedrooms, window to rear.

BEDROOM

4.62m (Into Bay) x 4.03m (15'2" (Into
Bay) x 13'3")

Bay window to front.

BEDROOM

3.77m x 3.63m (12'4" x 11'11")
Glazed door to rear leading to balcony.

BEDROOM

2.40m x 3.30m (7'11" x 10'10")
Window to rear.

BEDROOM

2.56m x 2.77m (8'5" x 9'1")
Ornate bay window to front.

FAMILY BATHROOM

2.50m x 2.51m (8'2" x 8'3")
Window to front, bath and shower
space, hand basin.

SEPARATE WC

Window to side, wc.

OUTSIDE

REAR GARDEN

Raised patio area down to main
garden complete with a mixture of
shrubs and paving.

REAR GARAGE/OUTBUILDING

Access out to side elevation towards the end of the rear garden.

FRONT DRIVEWAY

Paved front drive giving off street parking for several vehicles.

DIRECTIONS

Tube Travel :- Wanstead Central Line
Road :- A12 to Stratford/City

FLOORPLAN

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you

have a copy of our approved details before committing yourself to any expense.

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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