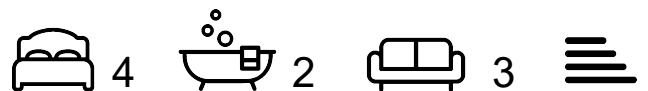




Rochester Avenue

Plaistow, E13 9JL

Offers In Excess Of £550,000 -
£600,000



- FOUR BEDROOMS
- TWO BATHROOMS
- POTENTIAL TO EXTEND STPP
- CENTRAL HEATING
- QUEENS MARKET

- THREE RECEPTIONS
- CELLAR
- DOUBLE GLAZED
- UPTON PARK STATION
- NO ONWARD CHAIN

Rochester Avenue

Plaistow, E13 9JL

Offers In Excess Of £550,000 -



Situated off Green Street is this spacious Victorian mid-terrace family home. The property boasts four bedrooms, three receptions, two bathrooms, utility area, cellar, double glazing and central heating. Located with easy reach of local bus routes and Upton Park station offering routes into the City, along with the vibrant Green Street with an array of shops, restaurants, eateries, and the ever-present Queens Market, primary and secondary schools, places of worship. Potential to extend loft and convert basement subject to planning. No onward chain.

ENTRANCE

Double glazed front door to hallway.

HALLWAY

Access to all ground floor rooms, door to cellar, stairs to first floor.

LOUNGE

13'4" x 10'8" (4.07 x 3.24)

Double glazed bay window to front, wooden flooring, radiator.

DINING ROOM

11'3" x 9'5" (3.42 x 2.88)

Double doors to lean to, chimney breast, wooden flooring, radiator.

RECEPTION THREE

13'7" x 9'0" (4.13 x 2.75)

Double doors to lean to, door to kitchen, wooden flooring, radiator.

KITCHEN

9'0" x 6'8" (2.75 x 2.04)

Double glazed window and separate door to side lean to, fitted wall and base units, roll edge work surface, sink and drainer, tiled splash walls, wooden flooring.

LEAN TO

Door to rear garden, door to bathroom.

BATHROOM

Low level w.c, pedestal hand wash basin, shower attachment and drainage, tiled walls and flooring.

REAR GARDEN

20'6" (6.24)

Paved with borders.

FIRST FLOOR LANDING

Access to all rooms, loft hatch and storage cupboard.

BEDROOM ONE

14'10" x 13'6" (4.53 x 4.11)

Double glazed bay window and separate double glazed window to front, chimney breast, radiator.

BEDROOM TWO

11'2" x 9'6" (3.40 x 2.90)

Double glazed window to rear, radiator.

BEDROOM THREE

9'3" x 6'11" (2.82 x 2.11)

Double glazed window to rear, radiator.

BEDROOM FOUR

8'6" x 6'4" (2.59 x 1.93)

Double glazed window to side, radiator.

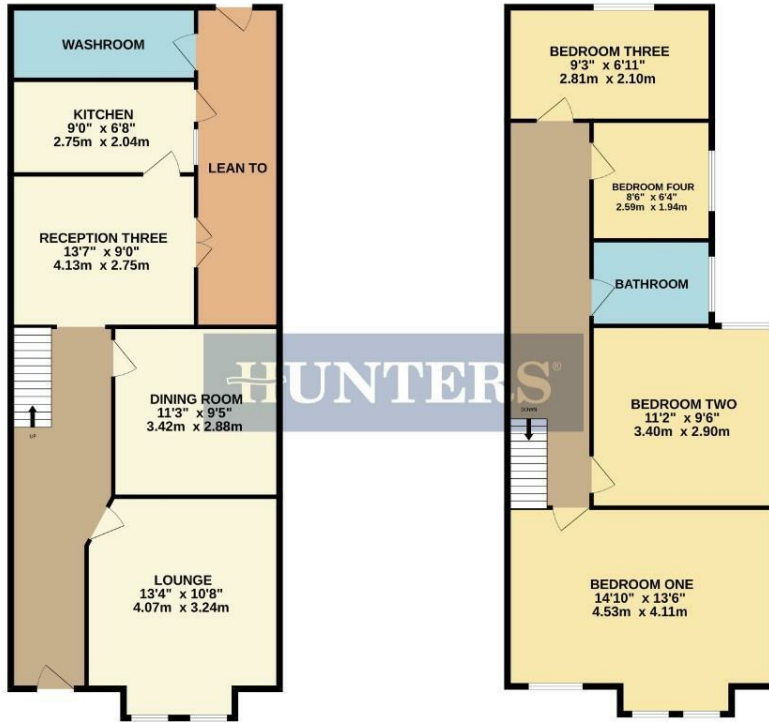
BATHROOM

Three piece suite comprising of panelled bath, low level w.c, wash hand basin, tiled walls and floor, double glazed window.

Floorplan

GROUND FLOOR

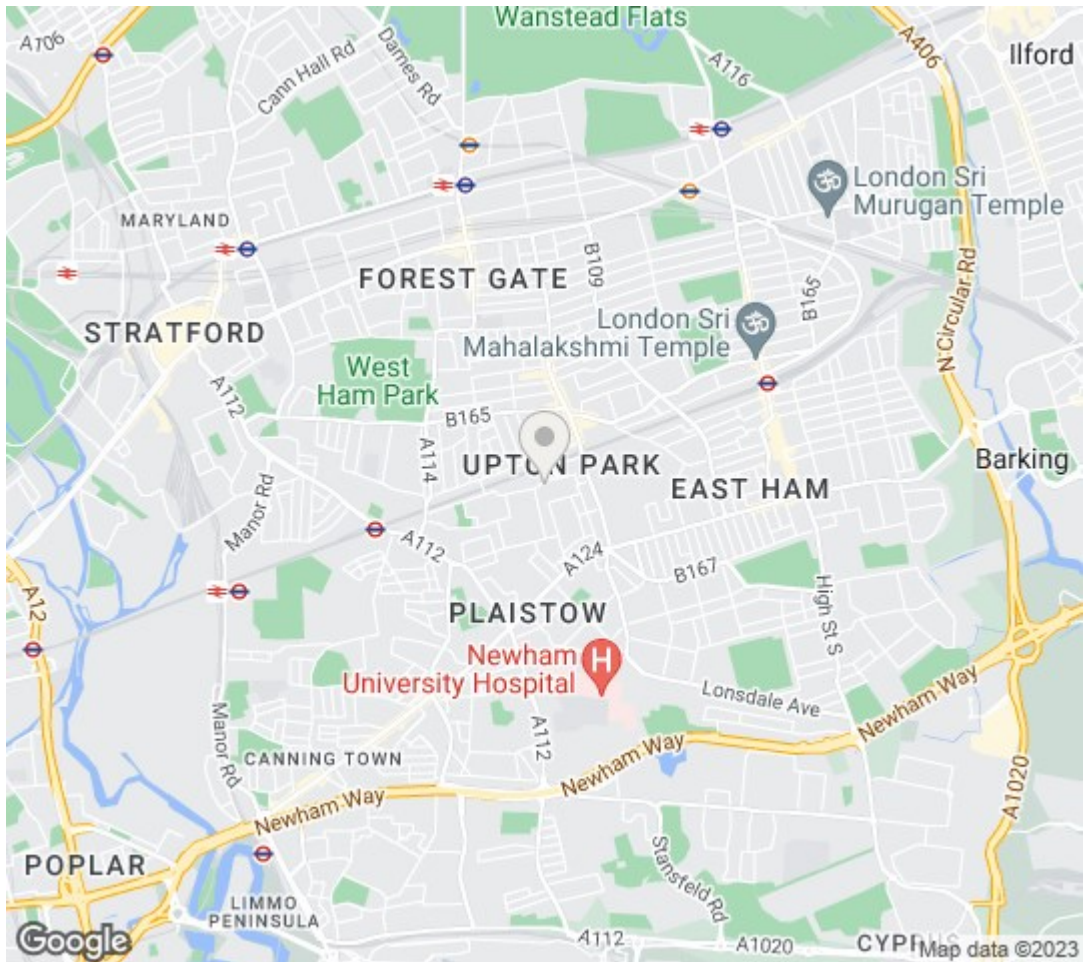
1ST FLOOR




While every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Graph

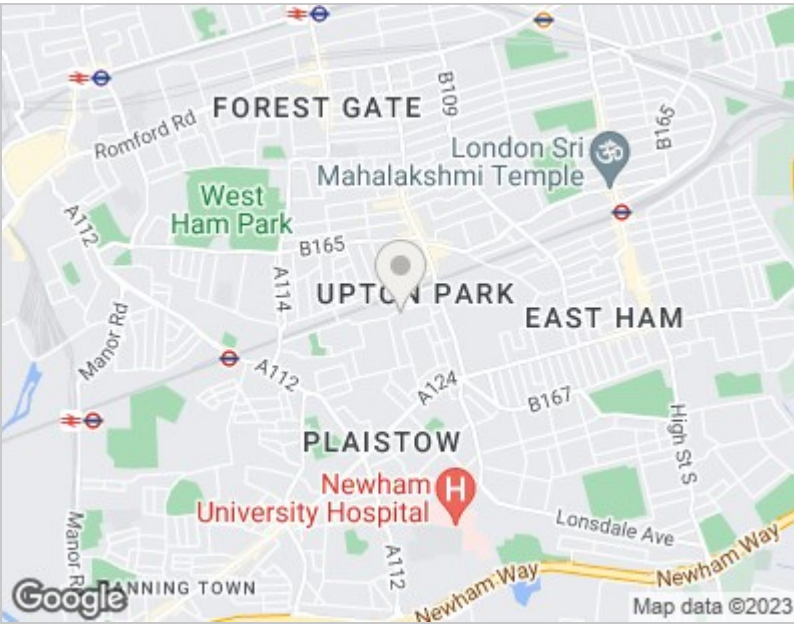
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

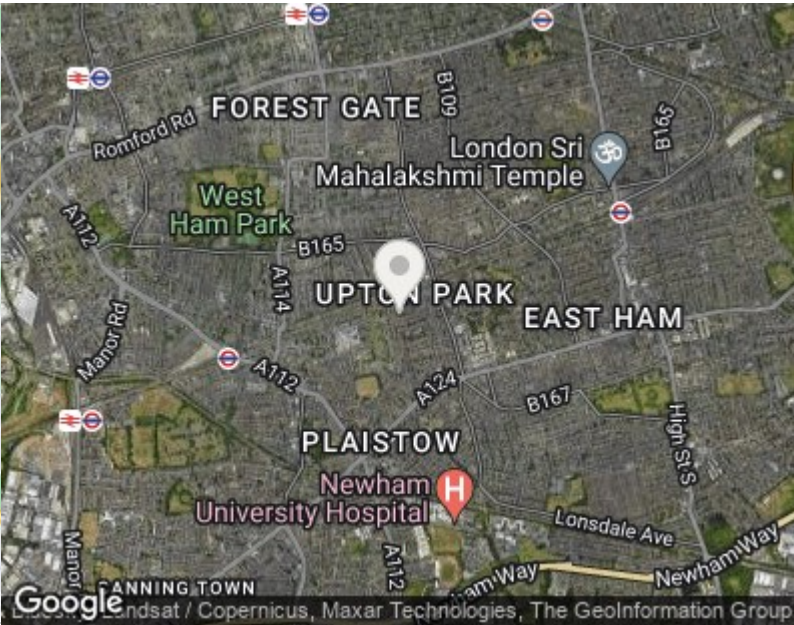
Viewing

Please contact our Hunters Plaistow Office on 0207 474 2345 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS[®]

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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