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Brock Road

London, E13 8NA

Guide Price £400,000

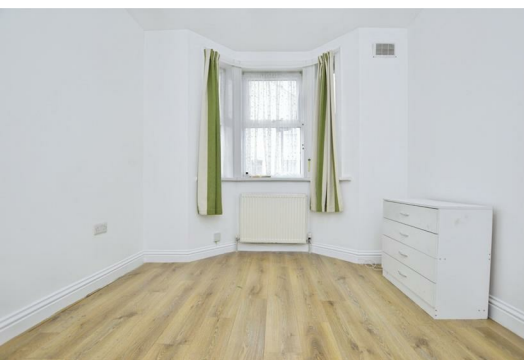


Guide Price £400,000 - £425,000

Located on the charming Brock Road in London, this delightful mid-terrace Victorian house offers a perfect blend of period features and modern living. Built in 1890, the property spans an inviting 764 square feet and is positioned on a picturesque tree-lined road, providing a serene environment in the heart of the city.

Upon entering, you are welcomed into a spacious living room that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. The well-appointed kitchen dining area is perfect for family meals and gatherings, offering a comfortable and functional space for culinary creativity.

The house boasts two generously sized double bedrooms, each providing ample natural light and a peaceful retreat for rest. The ground floor bathroom is conveniently located, ensuring ease of access for residents and guests alike.



Reception Room 11' 10 x 9' 5 (3.61 x 2.87)
This inviting reception room benefits from a classic bay window that fills the space with natural light. Neutral walls and light wood flooring create a bright and airy atmosphere, providing a versatile space ideal for relaxing or entertaining.

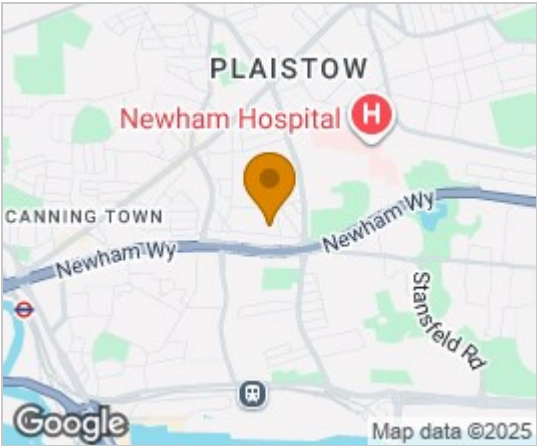
Dining Area / Kitchen 12' 7 x 10' 7 (3.83 x 3.23)
The dining area and kitchen come together in a practical open-plan layout. Light wood cabinetry pairs with dark work surfaces and a tiled splashback, while contemporary grey flooring complements the neutral walls. Integrated appliances include an oven and hob, with space for a washing machine. A window and a door to the rear garden bring in plenty of daylight, enhancing the room's welcoming feel.

Bathroom
Three piece suite comprising of panelled bath, wash hand basin, W.C.
Fully tiled

Patio / Garden Area 20' 6 x 13' 4 (6.24 x 4.07)
The private patio and garden area offer a peaceful outdoor space, featuring an artificial grass lawn bordered by wooden decking. Enclosed by wooden fencing and a brick wall, this low-maintenance garden is ideal for outdoor seating and enjoying fresh air in a secure setting.

Bedroom 12' 7 x 10' 6 (3.84 x 3.19)
This bedroom presents a calm and comfortable space with neutral walls and soft grey carpeting. The room benefits from two windows that fill the area with natural light, making it a restful retreat.

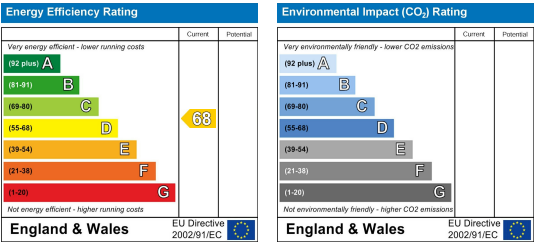
Area Map



Floor Plans



Energy Efficiency Graph



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.