



Richard House Drive, London E16 3RE

Guide Price £425,000





# Richard House Drive, London E16 3RE

## DESCRIPTION

Set within this private cul-de-sac on Richard House Drive, this charming house presents an excellent opportunity for first-time buyers. The property boasts two spacious double bedrooms, providing ample room for relaxation and comfort. The well-maintained interior features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

Conveniently located, this residence is within easy reach of both Custom House and Royal Albert DLR stations, ensuring excellent transport links for commuting or exploring the vibrant city of London. The peaceful surroundings offer a serene escape from the hustle and bustle, making it an ideal retreat.

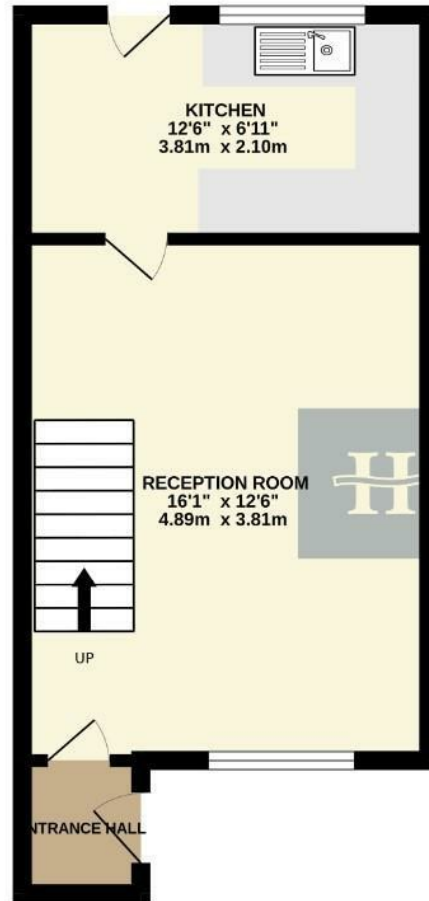
With no onward chain, this property is ready for you to move in without delay. Whether you are looking to start your journey as a homeowner or seeking a sound investment, this house is a fantastic choice. Don't miss the chance to make this delightful property your new home.



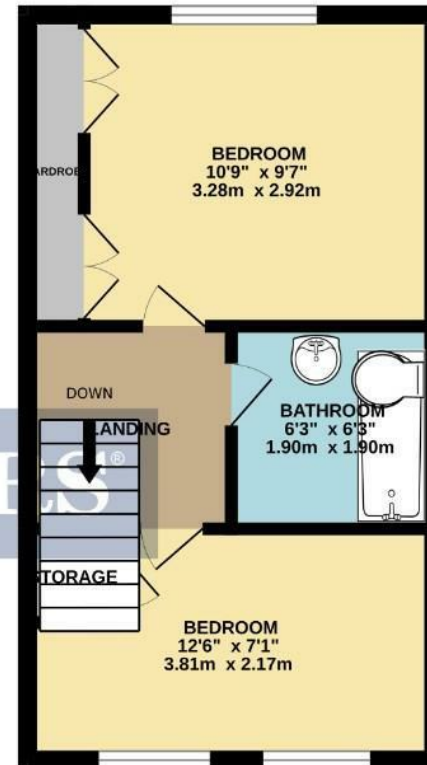




GROUND FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



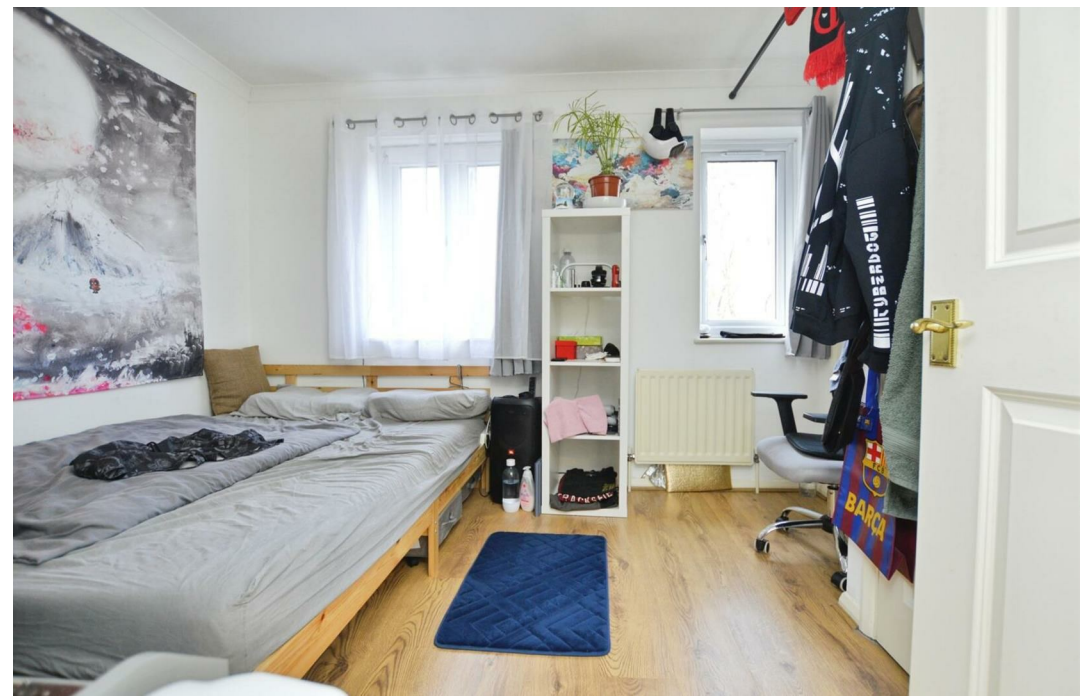
1ST FLOOR  
287 sq.ft. (26.6 sq.m.) approx.

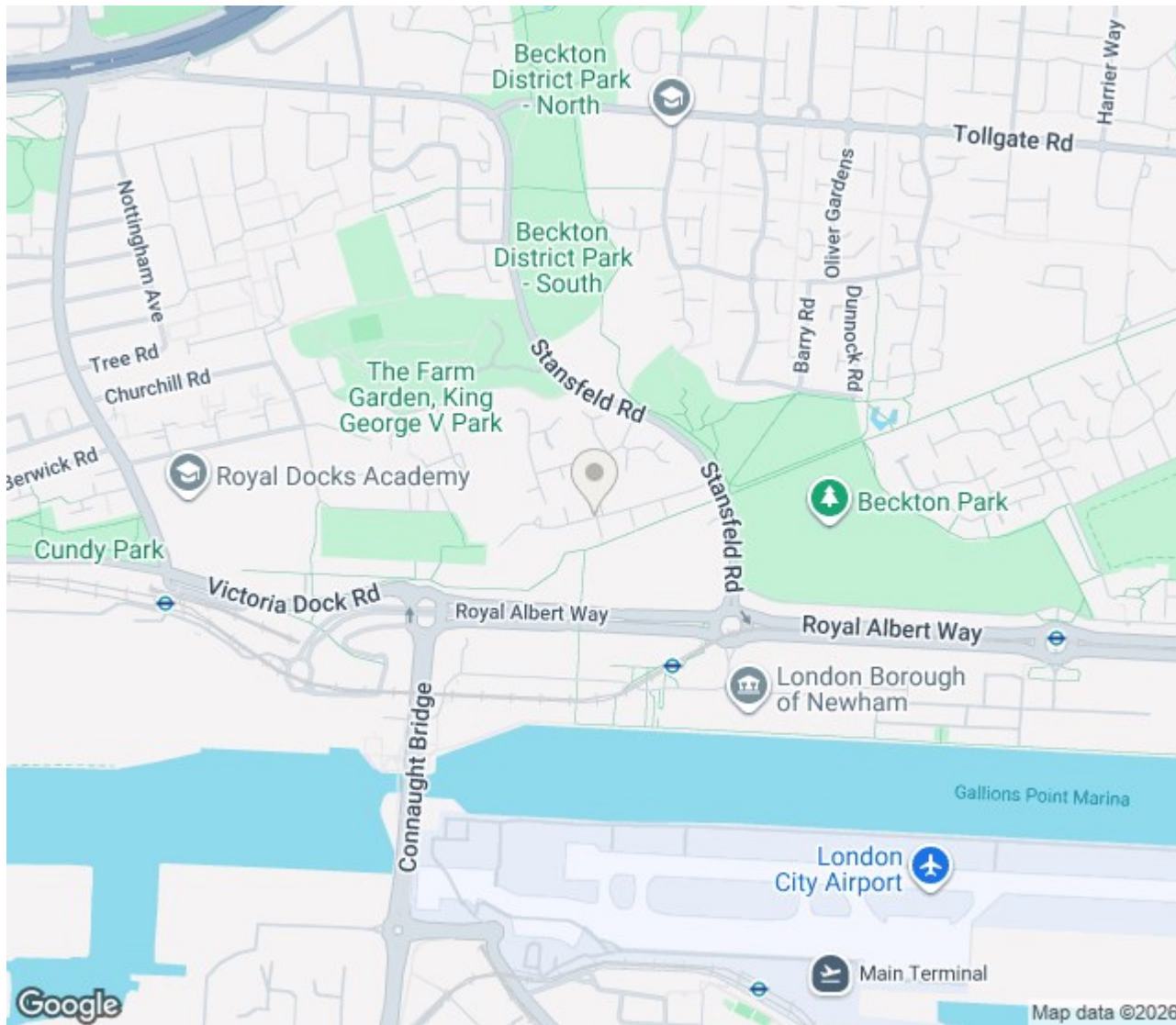


TOTAL FLOOR AREA : 588 sq.ft. (54.7 sq.m.) approx.


Whilst 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</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 	

### 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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- BRIGHT LIVING ROOM
- OFF STREET PARKING
- GARDEN
- DOUBLE GLAZED
- EASY REACH TO ROYAL ALBERT & CUSTOM HOUSE DLR/ ELIZABETH LINE
- CLOSE LOCAL AMENITIES
- NO ONWARD CHAIN





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.