



Durham Road, London E12 5AY

Guide price £700,000

Receive £500 towards your legal fees or deposit when you purchase with Birchills.

Guide Price: £700,000 - £725,000

Birchills Estates Agents proudly present this spacious 6-bedroom home, conveniently located within walking distance to Woodgrange Park and Manor Park Train Stations.

The top floor features 2 bedrooms and a shower room, while the first floor offers 4 bedrooms and a family bathroom.

On the ground floor, you'll find 2 reception rooms, a large modern kitchen, utility room, and a WC.

The rear boasts a low-maintenance private garden with a shed for additional storage, while on-street resident permit parking is available at the front.

Don't miss out – contact a member of the Birchills Team today to schedule a viewing.

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Reception Room 1
14'4" x 14'2" (4.37 x 4.32)



Bedroom 2
10'7" x 14'2" (3.25 x 4.34)



Reception Room 2
10'0" x 14'2" (3.07 x 4.34)

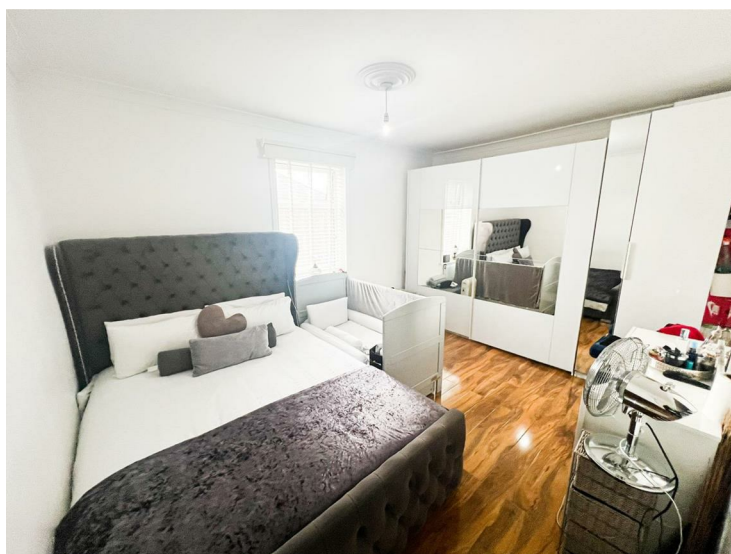


Bedroom 3
10'0" x 11'10" (3.05 x 3.63)



Kitchen
9'8" x 17'5" (2.97 x 5.33)

Bedroom 1
11'1" x 11'1" (3.38 x 3.4)



Bedroom 4
8'0" x 8'7" (2.46 x 2.64)



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Bedroom 5
8'9" x 10'7" (2.67 x 3.25)



Shower Room



Bedroom 6
8'11" x 13'10" (2.72 x 4.22)



WC

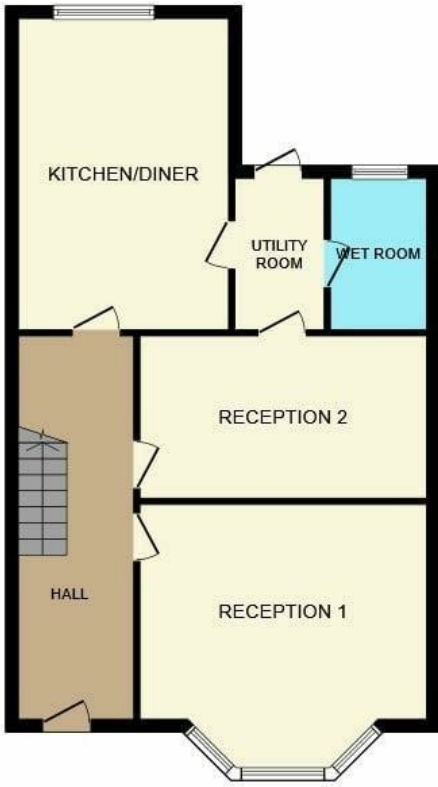


Bathroom



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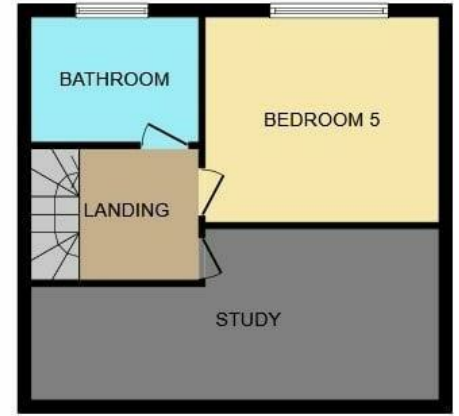




Ground Floor

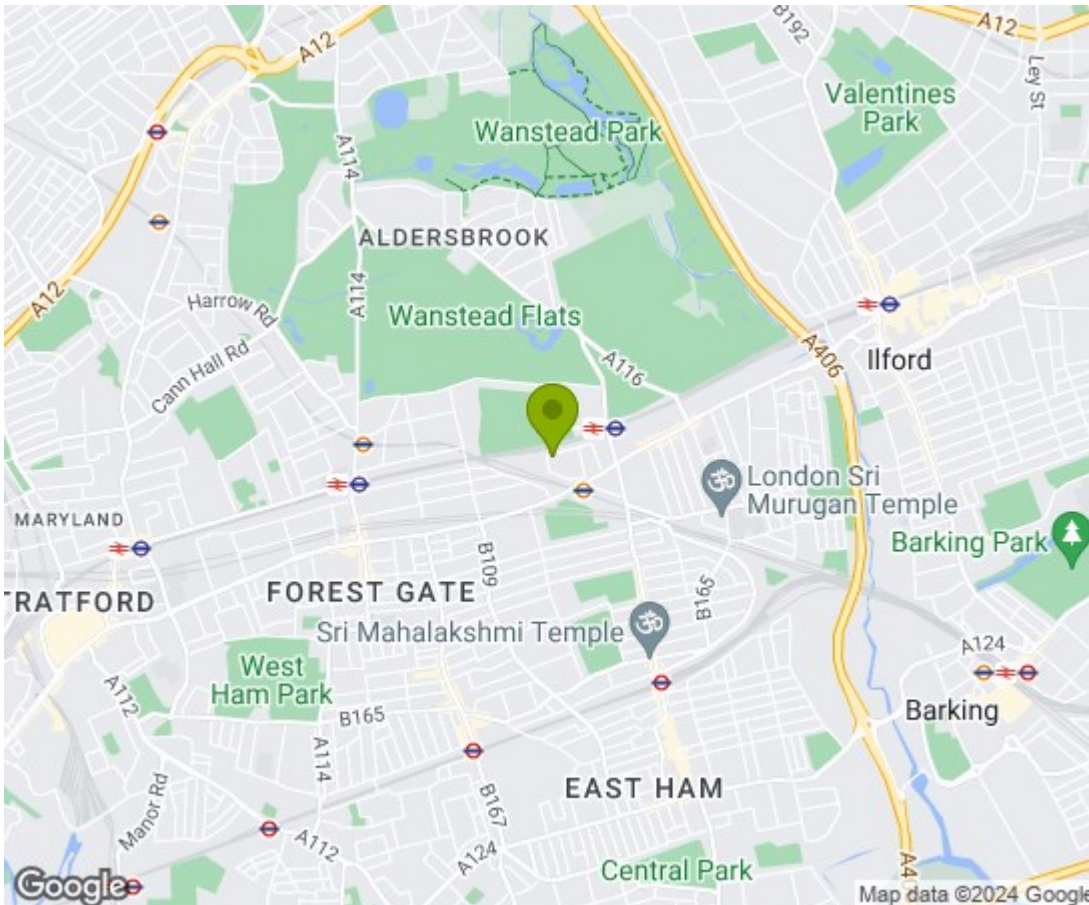


First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

