



Coolfin Road, London, E16 3AP

Geoffrey Matthew Property Management are delighted to offer this end of Terrace four bedroom family home. The property is well placed for commuters requiring access to The City of London and airport connections from London City Airport. The nearby Custom House DLR station offers easy transport access to all amenities.

This house offers a fitted kitchen/diner and large lounge and downstairs WC. On the first floor there are three double bedrooms, family bathroom with low level WC, hand basin and shower over bath. The converted loft space has a double bedroom with double glazed window to rear aspect along with en-suite shower room with WC and basin.

Available Now - Viewing highly recommended

£2,500 Per Calendar Month

Coolfin Road, London, E16 3AP



- 2 Sharers, 1 Couple or 1 Family ONLY
- 3 Double Bedrooms & 1 Single Room
- Family Bathroom
- Council Tax Band B
- Four Bedroom House
- Loft Bedroom with En-Suite
- Enclosed Rear Garden
- Close promity to Custom House DLR Station
- Downstairs WC
- EPC Band C

The Accommodation in detail comprises:

Entrance Hall

Double glazed uPVC door to entrance hallway. This spacious hallway has an understairs storage cupboard. Stairs to first floor landing and doors to:

Downstairs WC

Double glazed window to front aspect. Panelled radiator. Low level WC. Wall mounted wash hand basin.

Lounge

White painted panelled door. Gas Fire in surround with hearth. Decorative Dado rail to walls. Double glazed window to rear aspect. Panelled radiator.

Kitchen/Diner

Plain door. Vinyl wood pattern flooring. Free-standing gas oven with extractor hood over. Range of eye and base level cupboards and drawers. Double panelled radiator. Cupboard housing electric meter and Consumer Fuse board. Double glazed window to front aspect. Double glazed window and door to rear garden.

First Floor Landing

With doors to:

Bedroom Two

White painted panel door. Single panelled radiator. Double glazed window to rear aspect. Two free-standing wardrobes.

Bedroom Three

White painted panelled door. Double panelled radiator. Understairs wardrobe/storage cupboard. Free-standing wardrobe. Double glazed windows to rear aspect.

Bedroom Four

White painted door. Small double panelled radiator. Double glazed window to front aspect. Free-standing wardrobe.

Family Bathroom

Vinyl flooring. Small double panelled radiator. Button flush low level WC. Pedestal mounted wash hand basin with hot and cold separate taps. Panelled bath with mixer tap and shower attachment.

Stairs to Attic conversion

Stairs to landing, doors to:

Bedroom One

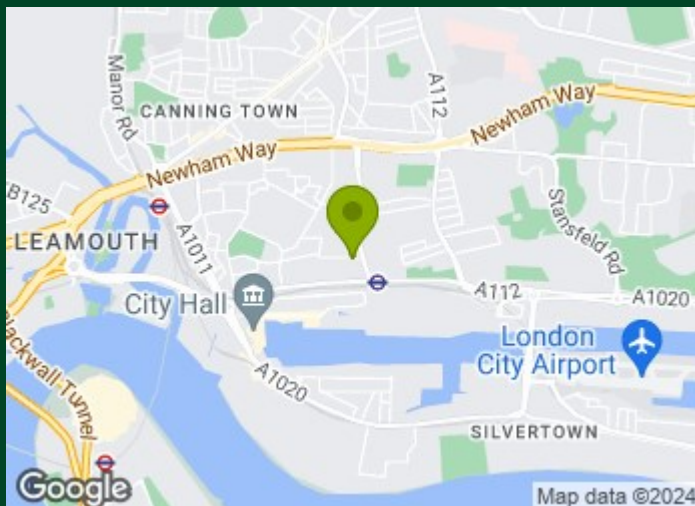
White painted door. Double panelled radiator. Double Glazed window to rear aspect. Two free-standing wardrobes.

Shower Room

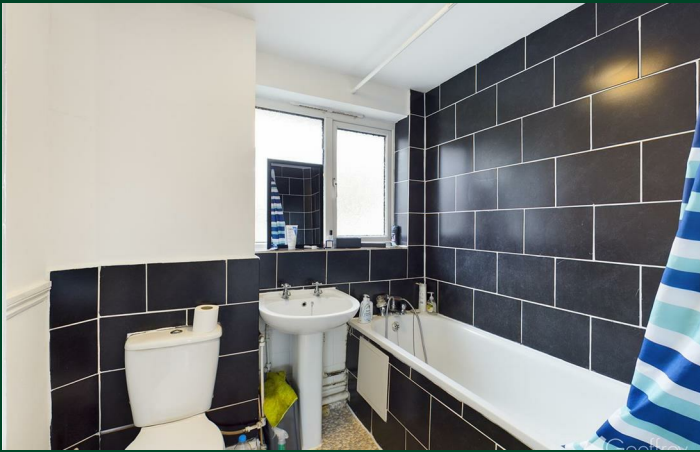
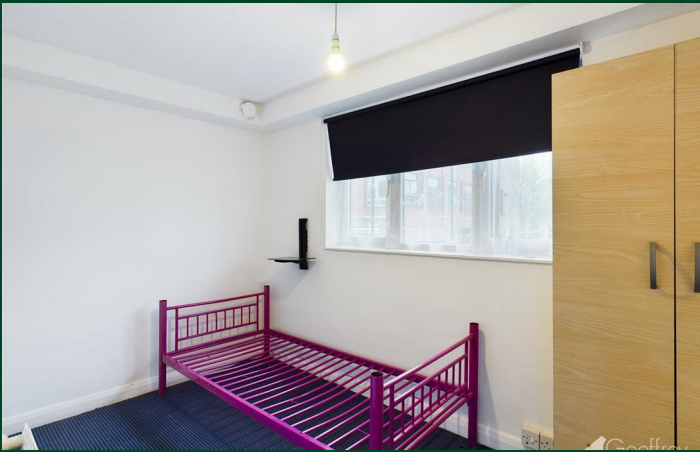
White painted door. Vinyl flooring. Shower cubicle. Low level WC. Pedestal mounted wash hand basin. Ladder radiator/towel rack to wall.

Rear Garden

Enclosed rear garden. Patio area adjacent to rear of property. Remainder laid to lawn.



Directions



Floor Plan



Council Tax Details

Newham Council Band B

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