



Oakdale Road, Forest Gate, E7 8JU

£350,000



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Oakdale Road

Forest Gate, E7 8JU

- SOLD WITH FREEHOLD
- Private Low Maintenance Rear Garden
- Two Double Bedrooms
- Close to Local Transport Links
- EPC 76C
- Chain Free!!!
- Ground Floor Flat
- Large Kitchen/Diner
- Close to Local Shops and Amenities
- Council Tax Band B

*** CHAIN FREE ***

*** FREEHOLD GROUND FLOOR FLAT ***

*** SOLD WITH PRIVATE TENANTS ***

Sandra Davidson Estate Agents are pleased to offer for SALE, an opportunity to acquire this well presented GROUND FLOOR FLAT offered with SHARE OF FREEHOLD. The property is situated on a popular turning in Forest Gate close to the many shops and amenities on GREEN STREET.

The property comprises TWO DOUBLE BEDROOMS, reception, OPEN PLAN KITCHEN/DINER, utility area and family bathroom. To the rear of the property is a PRIVATE circa 28' LOW MAINTENANCE garden.

The property is within walking distance to UPTON PARK STATION (District and Hammersmith & City Line), local shops and amenities.

Offered with FREEHOLD and being CHAIN FREE, this opportunity is not to be missed! CALL NOW to register your interest and arrange a viewing



Entrance

Via double glazed uPVC door into communal porch, further glazed door into communal hallway with fitted carpet, doors to:

Entrance Hall

Fitted carpet, ceiling light, storage cupboard, doors to:

Bedroom 1

12'10" x 11'7" (3.90m x 3.52m)

Double glazed bay window to front with radiator under, coved cornicing, fitted carpet, ceiling light

Bedroom 2

11'1" x 10'0" (3.38m x 3.05m)

Double glazed window to rear, radiator, ceiling light, fitted carpet

Reception

13'2" x 9'3" (4.01m x 2.82m)

Fitted carpet, radiator, ceiling light

Utility Area

6'5" x 5'0" (1.95m x 1.53m)

Tiled flooring, skylight to ceiling, door to:





Bathroom 6'2" x 4'10" (1.87m x 1.48m)
Tiled walls and flooring, bathtub, low level WC, hand wash basin, extractor fan, ceiling light

Kitchen/Diner 11'8" x 14'6" (3.55m x 4.43m)
Range of fitted wall and base units, four ring gas hob with tiled upstand and extractor hood over, one bowl sink with drainer, laminate worktop with panelled splash back, space and services for washing machine, two LED ceiling lights, two double glazed windows to rear, uPVC double glazed door to rear

Exterior 28'6" (8.69)
The rear garden measures circa 28'

Additional Information
Share of Freehold
Peppercorn Ground Rent
No Service Charge
EPC 76C
Local Authority Newham
Council Tax Band B





Floor Plans



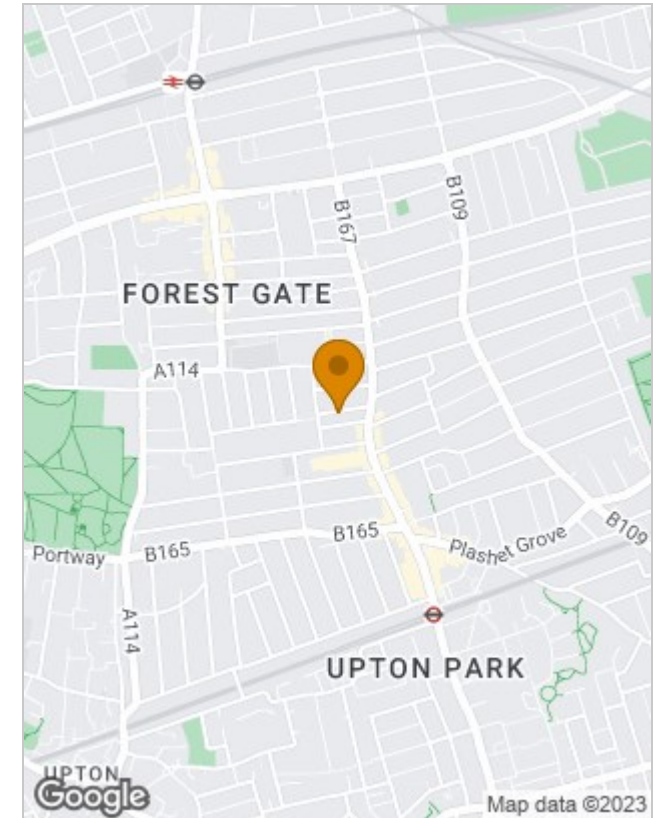
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

10 Roding Lane South, Essex, IG4 5NX
Tel: 020 8551 0211 Email: redbridge@sandradavidson.com <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

