



Eighth Avenue, London, E12 5JN

Offers Over £600,000



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London, E12 5JN

Local Authority: Newham

Tax Band: C

- EPC RATING 62D
- VERY WELL PRESENTED
- TWO RECEPTIONS
- THREE BATH/SHOWER ROOMS
- GUIDE PRICE £600,000 to £650,000
- LARGELY EXTENDED
- FIVE BEDROOMS
- KITCHEN/DINER
- LOW MAINTANANCE REAR GARDEN
- CALL NOW TO VIEW

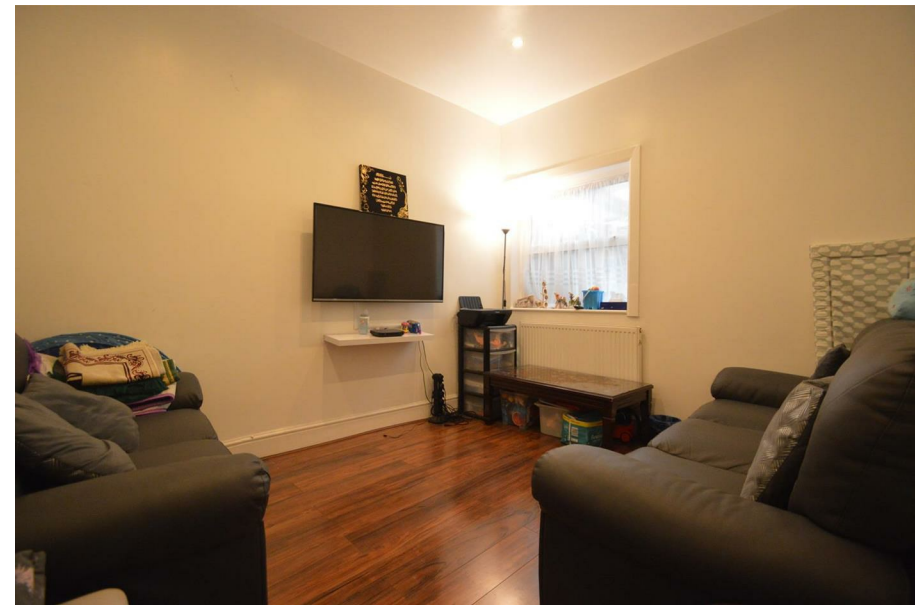
OFFERS IN EXCESS OF £600,000

Sandra Davidson Estate Agents are delighted to present this IMMACULATELY presented, IMPRESSIVELY EXTENDED, family home located on a much sought after turning in Manor Park. This property is ideally located for those needing access to Manor Park Station for those wishing to commute to the City, London City Airport, Docklands, Canary Wharf. The accommodation comprises: Reception, Lounge, KITCHEN/DINER, Utility Area, Sun Room and Shower Room on the ground floor, THREE BEDROOMS and Bathroom on the first floor, with a further FOURTH and FIFTH BEDROOM and Shower Room Two on the SECOND FLOOR. Externally the property offers its own Low Maintenance c30' Rear Garden.

This property can only be appreciated by internal inspection and comprises:-



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ENTRANCE

Via Glazed front door into entrance hall with; wood flooring, radiator, decorative coving, feature ceiling light, wall mounted light, carpeted stairs to first floor, doors to:

RECEPTION

Double glazed bay window to front, two feature vertical radiators to front, wood flooring, ceiling rose with inset feature chandelier, decorative coving

13'6" x 11'9" (4.12m x 3.59m)

LOUNGE

Double glazed window to rear, radiator, wood flooring, spotlights to ceiling

11'7" x 9'7" (3.53m x 2.92m)

KITCHEN/DINER

Fitted wall and base units, work-surface with tiled upstand, free standing five ring double oven with extractor hood over, one bowl sink with drainer, spotlights to ceiling, wall mounted boiler, wood flooring, double glazed window to rear and flank, double glazed door to Sun Room, further door to flank into:

13'1" x 9'10" (4.00m x 2.99m)

STORE

Space and services for American style fridge freezer, tiled flooring, light, double glazed window to rear

SUN/UTILITY ROOM

Double glazed window to rear into garden, space and services for washing machine, radiator, tiled flooring, light, double glazed window to flank, door to:

SHOWER ROOM

Suite comprising; enclosed walk-in shower cubicle, low level WC, pedestal hand wash basin, chrome plated heated towel rail, tiled walls and flooring, double glazed window to rear, enclosed ceiling light



FIRST FLOOR LANDING

Fitted carpet, light, carpeted stairs to second floor, doors to:

BEDROOM ONE 11'3" x 15'5" (3.43m x 4.69m)

Two double glazed windows to front, radiator, wood flooring, feature ceiling light, coving

BEDROOM TWO 11'9" x 9'11" (3.57m x 3.02m)

Double glazed window to rear, radiator, wood flooring, ceiling light, coving

FAMILY BATHROOM

Suite comprising; bathtub with shower over, low level WC, pedestal hand wash basin, chrome plated heated towel rail, tiled walls, vinyl flooring, light, double glazed window to flank

BEDROOM THREE 10'9" x 9'9" (3.27m x 2.97m)

Double glazed window to rear, radiator, wood flooring, spotlights to ceiling

SECOND FLOOR LANDING

Fitted carpet, spotlights to ceiling, window to rear, doors to:

BEDROOM FOUR 20'0" x 9'1" (6.09m x 2.78m)

Double glazed window to rear, sky-light window to front, radiator, wood flooring, spotlights to ceiling, access to front eaves

BEDROOM FIVE 9'2" x 9'6" (2.80m x 2.90m)

Double glazed window to rear, radiator, wood flooring, spotlights to ceiling

SHOWER ROOM TWO

suite comprising; enclosed walk-in shower cubicle, hand wash basin inset to vanity, low level WC, tiled walls and flooring, chrome plated heated towel rail, ceiling light, extractor fan, sky light window to front, access to front eaves

EXTERIOR/REAR GARDEN 27'10" (8.5m)

The low maintenance rear garden measures approximately 28' with flower and shrub border, timber built shed to rear



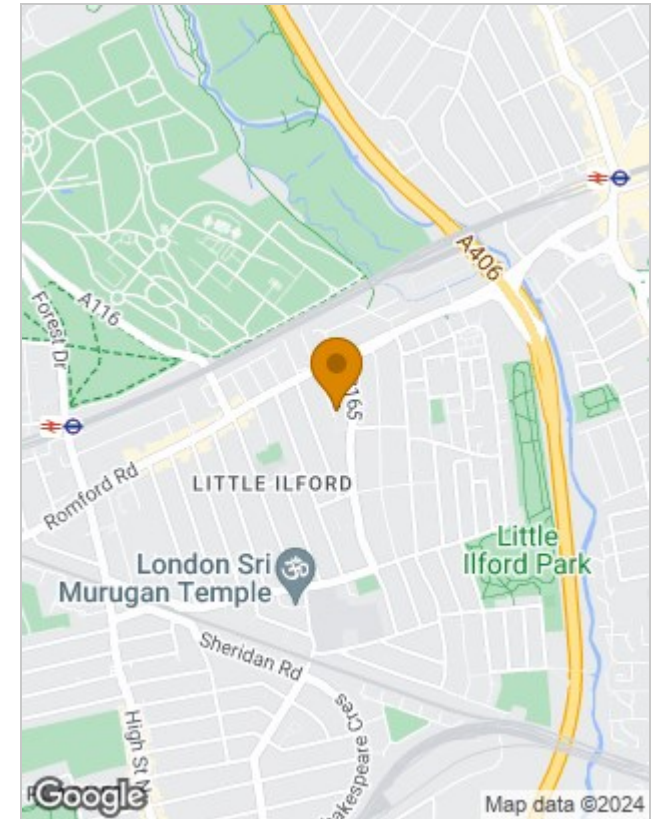




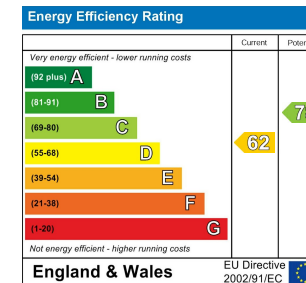
Floor Plans



Location Map



Energy Performance Graph



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.