

**SD** Sandra Davidson  
ESTATE AGENTS



Upper Road, Plaistow, E13 0EX

Offers In Excess Of £500,000

 5  2  1  E



# Upper Road

Plaistow, E13 0EX

- EPC 45E
- Modern Kitchen
- Two Bathrooms
- CHIAN FREE!!!
- Close to Local Shops & Amenities
- Very Well Presented
- Five Bedrooms
- Converted Basement
- Good Schools Catchment
- Close to Plaistow Station

\*\*\*CHAIN FREE\*\*\*

Sandra Davidson are pleased to offer a wonderful opportunity to acquire this VERY WELL PRESENTED, Victorian terraced family home on a very popular road in Plaistow. The property is laid over three floors and features two double bedrooms in the basement, one reception room, bathroom, MODERN FITTED KITCHEN and dining room on the ground floor, with THREE BEDROOMS and family bathroom on the first floor. Externally the property offers a LOW MAINTANANCE REAR GARDEN. The property is situated within a short walk to Plaistow station walking distance to local shops and amenities.

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



## ENTRANCE

## RECEPTION ROOM

10'10" x 13'8" max into bay (3.30 x 4.16 max into bay)

## KITCHEN

8'7" x 11'9" (2.62 x 3.59)

## DINING AREA

5'9" x 8'10" (1.75 x 2.69)

## GROUND FLOOR BATHROOM

8'0" max x 8'6" max (2.44 max x 2.60 max)

## FIRST FLOOR LANDING

## BEDROOM ONE

9'1" x 13'10" max into bay (2.78 x 4.21 max into bay)

## BEDROOM TWO

6'8" x 9'5" (2.04 x 2.86)

## BEDROOM THREE/STUDY

4'11" x 11'7" (1.49 x 3.54)

## FAMILY BATHROOM

6'0" x 3'9" (1.84 x 1.15)





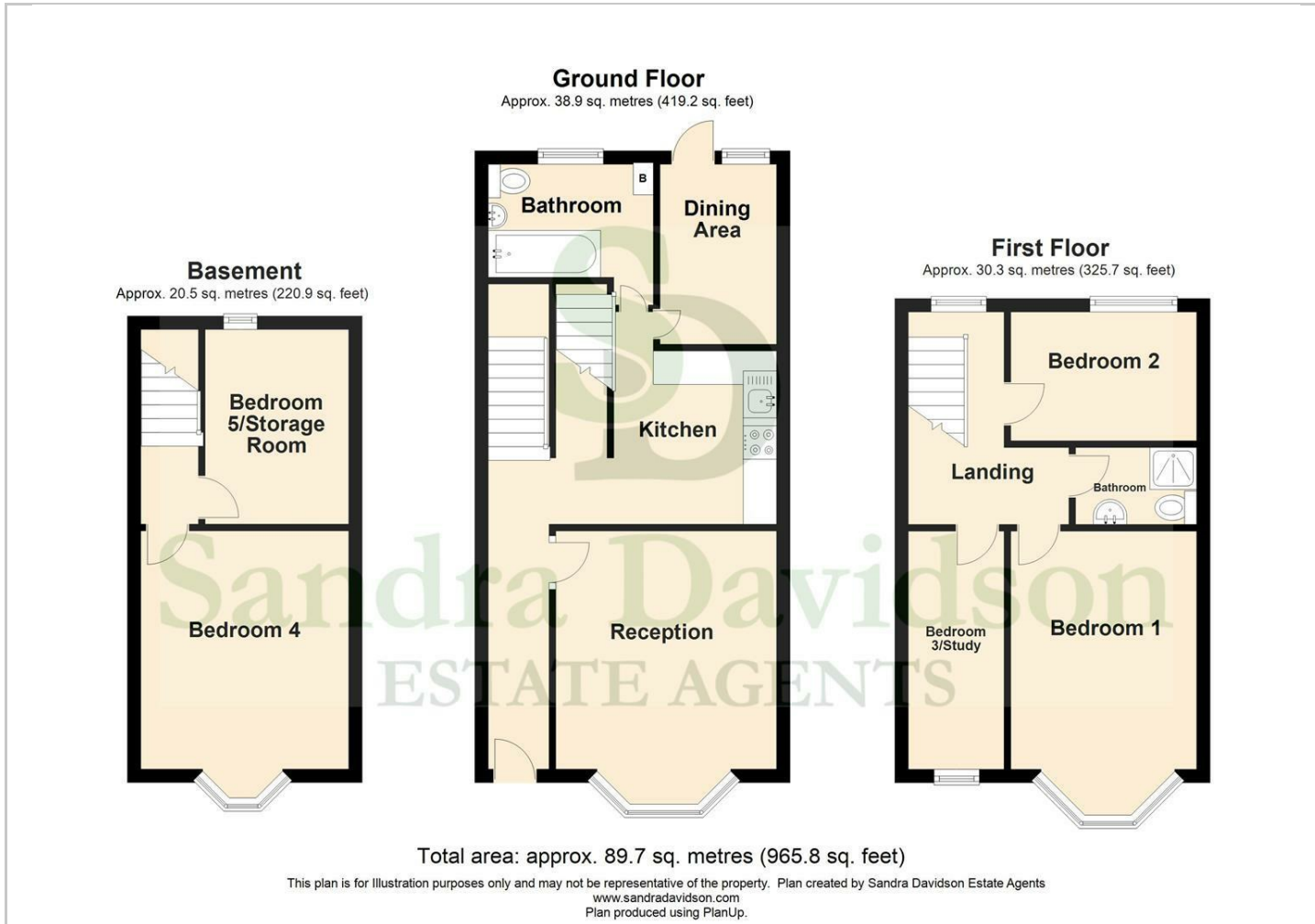
BEDROOM FOUR (BASEMENT)  
10'2" x 11'8" (3.11 x 3.56)  
BEDROOM FIVE/STORAGE ROOM (BASEMENT)  
7'8" x 9'7" (2.33 x 2.91)  
EXTERIOR  
98'5"ft (30ft)

Directions





## Floor Plans



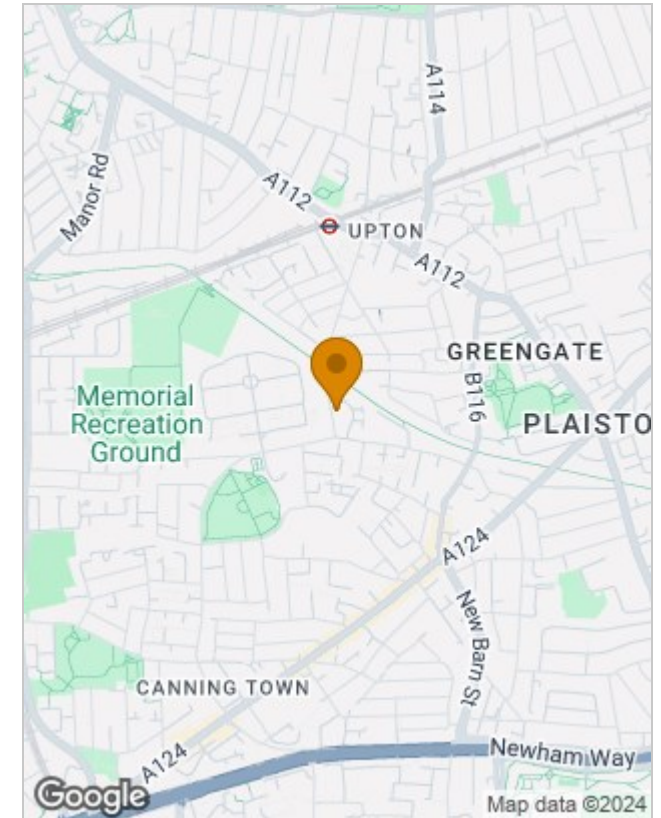
## Viewing

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.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	