



Elkington Road, London, E13 8LS

Guide Price £600,000





# Elkington Road

London, E13 8LS

- CHAIN FREE!!!
- 10 YEAR NEW BUILD WARRANTY
- OPEN PLAN LIVING AREA
- EN-SUITE TO MASTER
- THREE DOUBLE BEDROOMS
- AVAILABLE IMMEDIATELY
- ALUMINIUM WINDOWS AND DOORS THROUGHOUT
- GROUND FLOOR WC
- FIRST FLOOR FAMILY BATHROOM
- EPC TBC

\*\*\* GUIDE PRICE £600,000 TO £620,000 \*\*\*

Sandra Davidson Estate Agents are pleased to present for sale this IMMACUATELY PRESENTED, newly completed three bedroom home set over THREE FLOORS.

The property is situated within close proximity Kaizen Primary School, Cumberland Secondary School, Cumberland playing fields and Newham Leisure Centre.

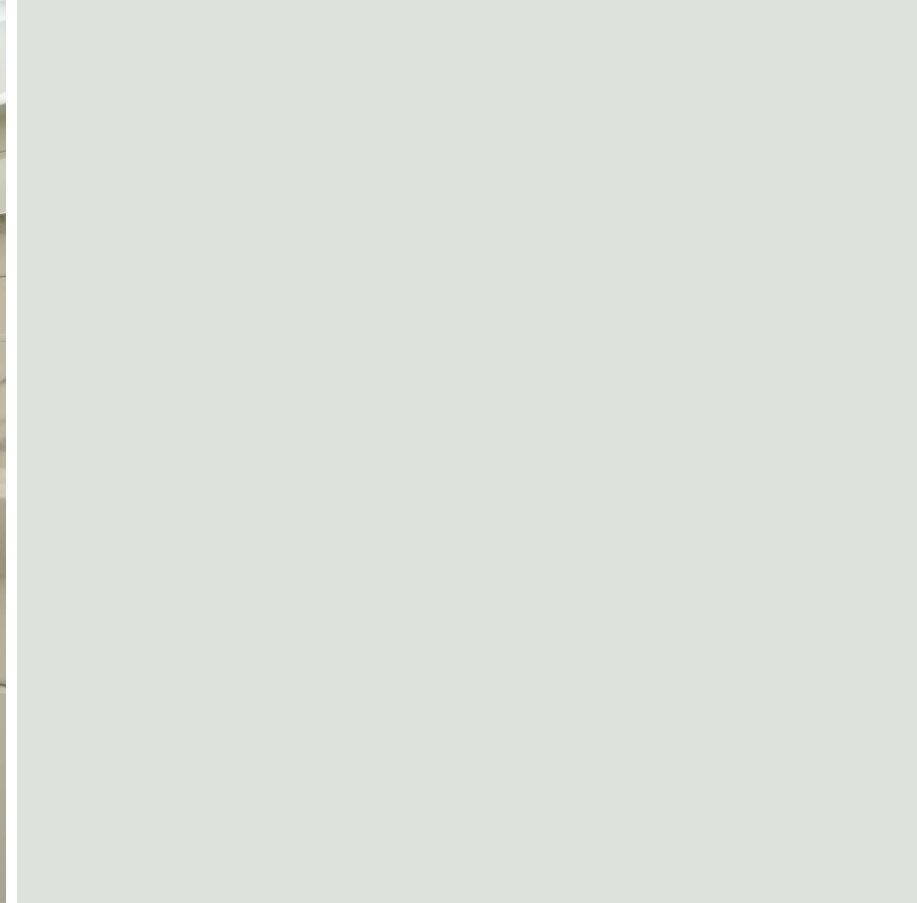
Plaistow Station (District and the Hammersmith & City lines - Zone 3) is also just a short walk away from the property, with the A12 & A13 also within easy access to the property.

The property can only be appreciated by internal inspection, is offered CHAIN FREE and comprises:



Entrance Hall	5'9" x 12'11" (1.75m x 3.94m)
Open Plan Living	16'7" x 19'3" (5.06m x 5.86m)
WC	5'9" x 6'0" (1.74m x 1.82m)
First Floor Landing	
Bedroom 2	14'6" x 11'8" (4.43m x 3.55m)
Bedroom 3	9'10" x 11'8" (2.99m x 3.55m)
Bathroom	7'6" x 7'2" (2.30m x 2.19m)
Second Floor Landing	
Master Bedroom	10'3" x 12'4" (3.12m x 3.77m)
En-suite	4'1" x 9'1" (1.24m x 2.77m)
Balcony	
Additional Information	



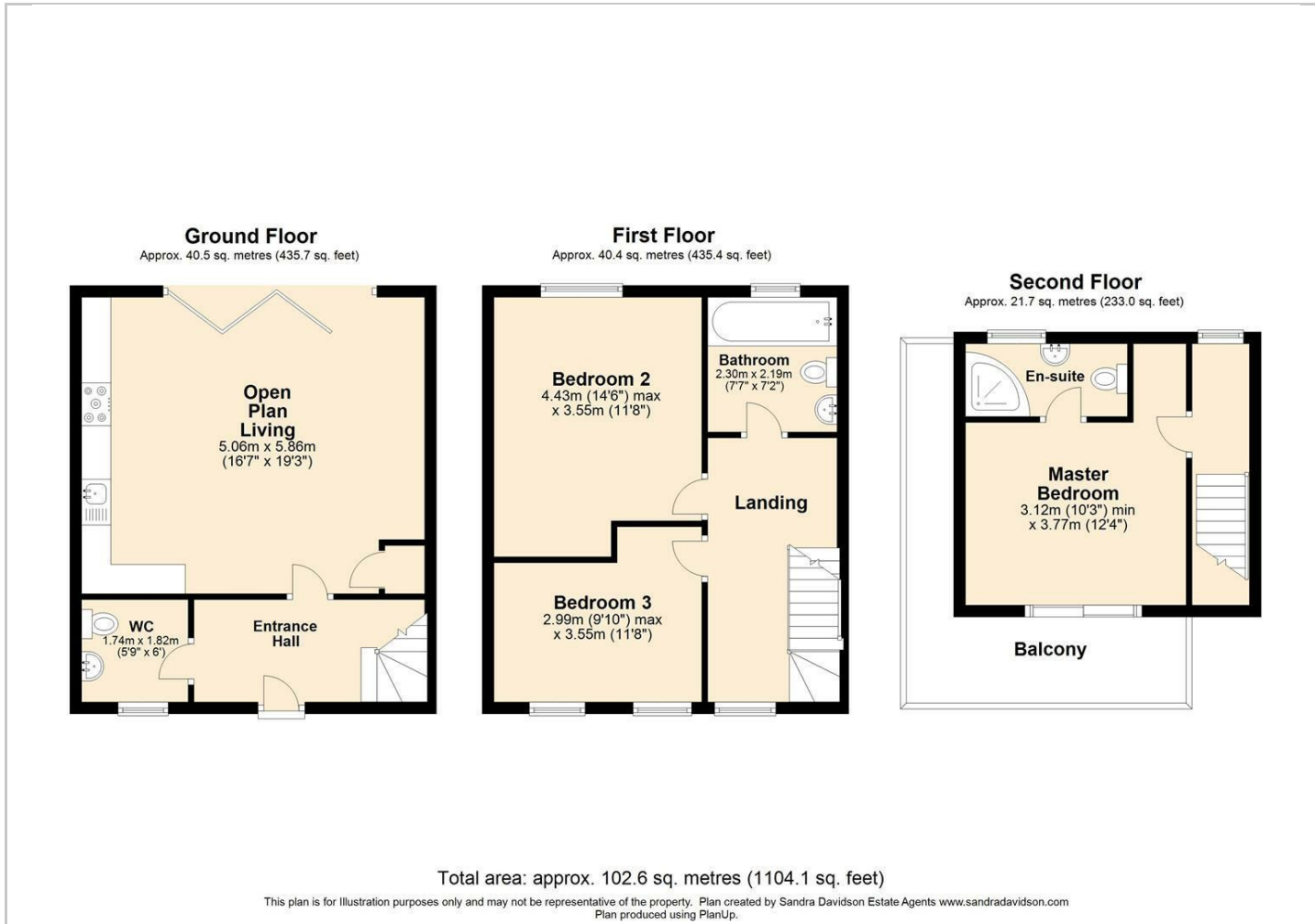


Directions





## Floor Plans



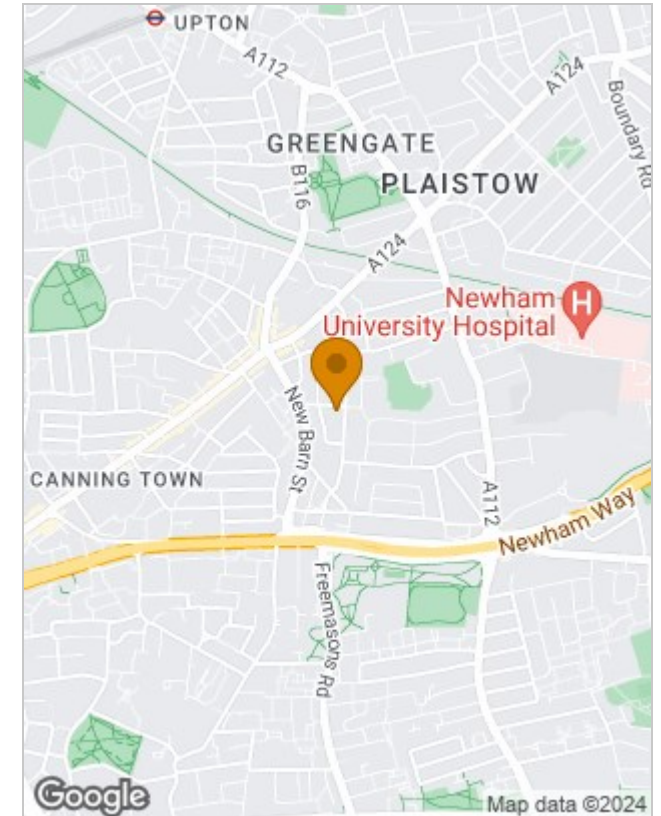
## Viewing

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		