



Olive Road, London, E13 9PZ

Offers In Excess Of £800,000





Olive Road

London, E13 9PZ

Local Authority: NEWHAM
COUNCIL
Tax Band: D

- FOUR - FIVE Bedrooms
- Attached garage
- Brampton catchment
- Local Amenities nearby
- EPC RATING : TBC
- Two Reception
- Off street parking
- Easy access to Stratford
- 24hrs public transportation

RARE 4/5 BEDROOM SEMI DETACHED WITH ATTACHED GARAGE

Sandra Davidson are pleased to offer a rare opportunity to acquire this well maintained, good sized FOUR - FIVE BEDROOM Family Home situated in the PLAISTOW and BRAMPTON catchment areas and within walking distance to local shops and amenities

The property benefits from two receptions, fitted kitchen, dining area, attached garage and family bathroom on the ground floor, first floor and second floor. Externally the property offers a good size rear garden and off street parking for multiple cars on OWN DRIVEWAY, offering further scope to EXTEND subject to planning.

The property is AVAILABLE, can only be appreciated by internal inspection and comprises:-



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Reception 12'9" x 13'3" (3.88m x 4.04m)
Fitted carpet flooring, double glazed bay window to front, fitted radiator, feature ceiling light, wall mounted feature lights,

Second Reception 10'11" x 11'11" (3.34m x 3.62m)
Fitted carpet flooring, fitted radiator, feature ceiling light, wall mounted feature lights,

Dining Room 7'11" x 14'6" (2.41m x 4.42m)
Fitted laminated flooring, double glazed bay window to front, fitted radiator, feature ceiling light, wall mounted feature lights, fitted storage units

Kitchen 16'6" x 6'11" (5.03m x 2.10m)
Range of fitted wall and base units, work surface with tiled upstand, four ring hob with oven grill under and extractor hood over, one bowl sink with drainer, space and services for washing machine and dishwasher, tiled flooring, radiator, ceiling light, double glazed door to rear garden.

Utility Area 13'6" x 5'3" (4.12m x 1.60m)
cupboard, free standing tumble dryer and washing machine.

Shower Room 6'9" x 4'8" (2.05m x 1.42m)
Suite comprising; shower, hand wash basin inset to vanity unit, partly tiled walls, fitted cupboard, light, radiator, cupboard housing boiler, double glazed window to rear



Bedroom one 14'6" x 13'0" (4.42m x 3.95m)
 Bay window to front, two fitted cupboards, fitted carpets and fitted radiators

Bedroom two 12'0" x 13'0" (3.65m x 3.95m)
 Bay window to rear, two fitted cupboards, fitted carpets and fitted radiators

Bedroom three 9'6" x 7'7" (2.89m x 2.31m)
 Window to front, fitted carpets and fitted radiators

Bedroom four 16'5" x 12'7" (5.01m x 3.84m)
 Window to rear and front, fitted ceilings lights and fitted radiators door to:

Bedroom five 6'11" x 6'2" (2.12m x 1.87m)
 Window to rear fitted ceilings lights and fitted radiators door to:

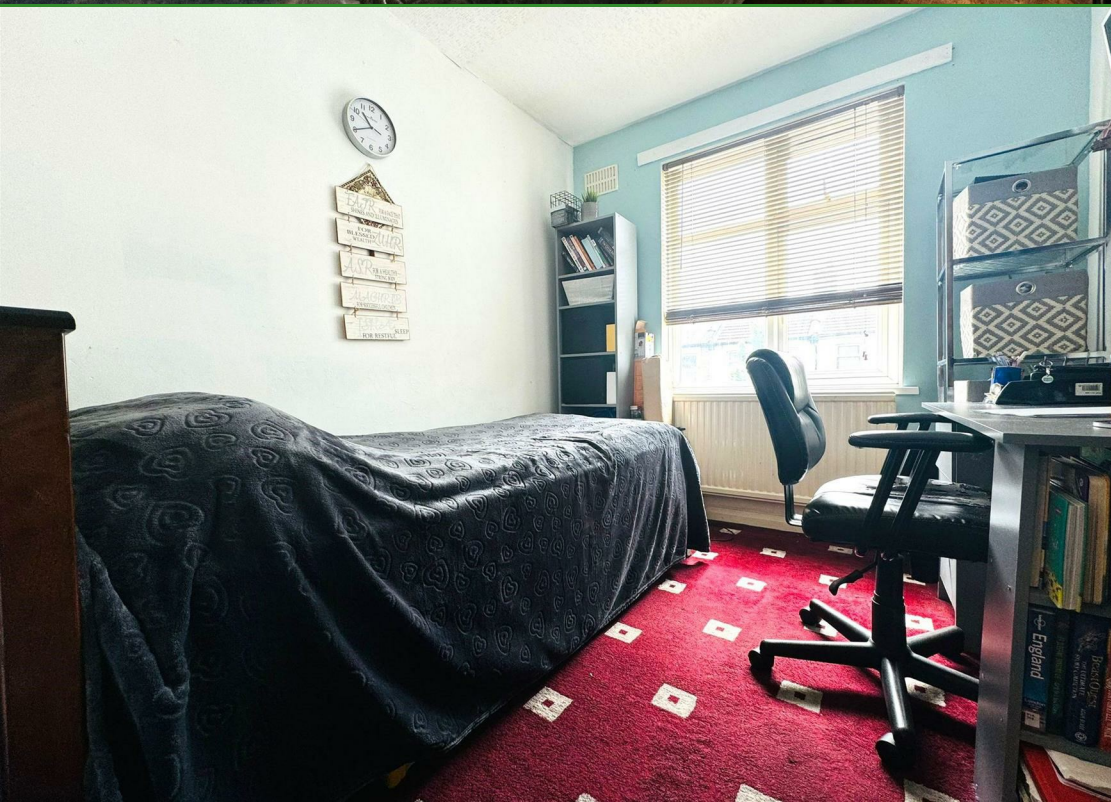
En-suite 3'8" x 7'11" (1.13m x 2.41m)
 Suite comprising; shower, hand wash basin inset to vanity unit, partly tiled walls, fitted cupboard, light, radiator, cupboard housing boiler, double glazed window to rear

Bathroom 5'5" x 7'7" (1.64m x 2.31m)
 Suite comprising; bathtub, hand wash basin inset to vanity unit, partly tiled walls, fitted cupboard, light, radiator, cupboard housing boiler, double glazed window to rear

Garage 17'3" x 10'3" (5.25m x 3.12m)
 Up and over door,

Eaves
 Storage space



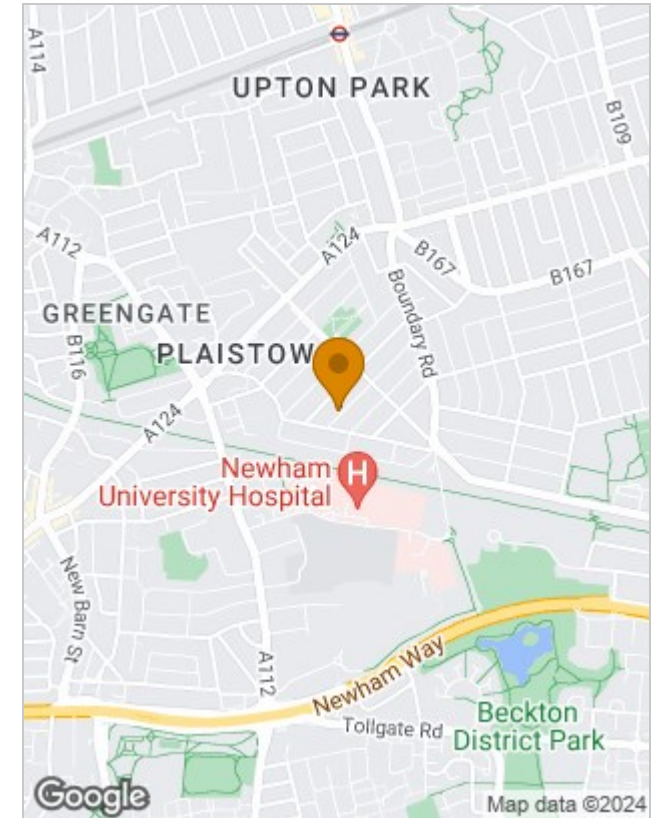




Floor Plans



Location Map



Energy Performance Graph

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

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.