



Harold Road, Upton Park, E13 0SF

Guide Price £325,000



Harold Road

Upton Park, E13 0SF

- ***** GUIDE PRICE £325,000 - £350,000 *****
- Excellent Condition
- Close to Local Shops & Amenities
- Private Rear Garden
- Tree-Lined Street
- First Floor Maisonette
- Close to Upton Park Station
- Ideal For First Time Buyers
- Own Private Entrance
- EPC 71C

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Sandra Davidson are delighted to present this very well-presented two-bedroom first floor maisonette on Harold Road, just moments away from Upton Park Station. Set within a peaceful tree-lined residential neighbourhood, this property offers a comfortable and convenient living space for you to call home.

As you enter the property via your own front door into your own hallway, there are stairs leading to the landing. This delightful flat boasts two generously sized double bedrooms, offering ample space for relaxation and restful nights. The reception area is bathed in natural light, creating a warm and inviting atmosphere which opens up to the kitchen area. The property also benefits from having a circa 25' private rear garden making it an ideal space for both relaxation and recreation.

The property has a long lease with approximately 135 years remaining, offering long-term peace of mind. Conveniently located, this maisonette is within close proximity to local shops and amenities, ensuring that daily errands are easily accessible. For commuters, the property's proximity to Upton Park Station ensures efficient travel to The City of London and beyond.

CALL NOW to avoid missing out on this fantastic opportunity to make this your new home!



Entrance

Via own door into entrance hall, stairs with fitted carpet to first floor landing, doors to:

Lounge 13'9" x 10'0" (4.19m x 3.04m)
 Double glazed bay window to front, radiator, laminate flooring, coving, spotlights inset to ceiling, opening to:

Kitchen 7'5" x 5'9" (2.27m x 1.75m)
 Range of fitted wall and base units, integrated four ring gas hob with integrated oven under and extractor hood over, one bowl sink with drainer, integrated under-counter fridge, extractor fan, wall-mounted boiler, double glazed window to front, tiled flooring, tiled walls

Bedroom 1 11'6" x 10'0" (3.50m x 3.04m)
 Double glazed window to rear with radiator under, laminate flooring, spotlights inset to ceiling

Bedroom 2 13'0" x 11'4" (3.97m x 3.46m)
 Double glazed window to rear, radiator, fitted carpet, spotlights inset to ceiling





Bathroom 6'11" x 8'2" (2.10m x 2.50m)
Suite comprising bathtub with power shower and shower screen, low level WC, hand wash basin inset to vanity unit, chrome plated heated towel rail, tiled walls and flooring, spotlights inset to ceiling, double glazed obscure window to flank

Exterior 25'11" (7.9m)
The rear garden measures circa 25' which is accessed via stairs from within the property.

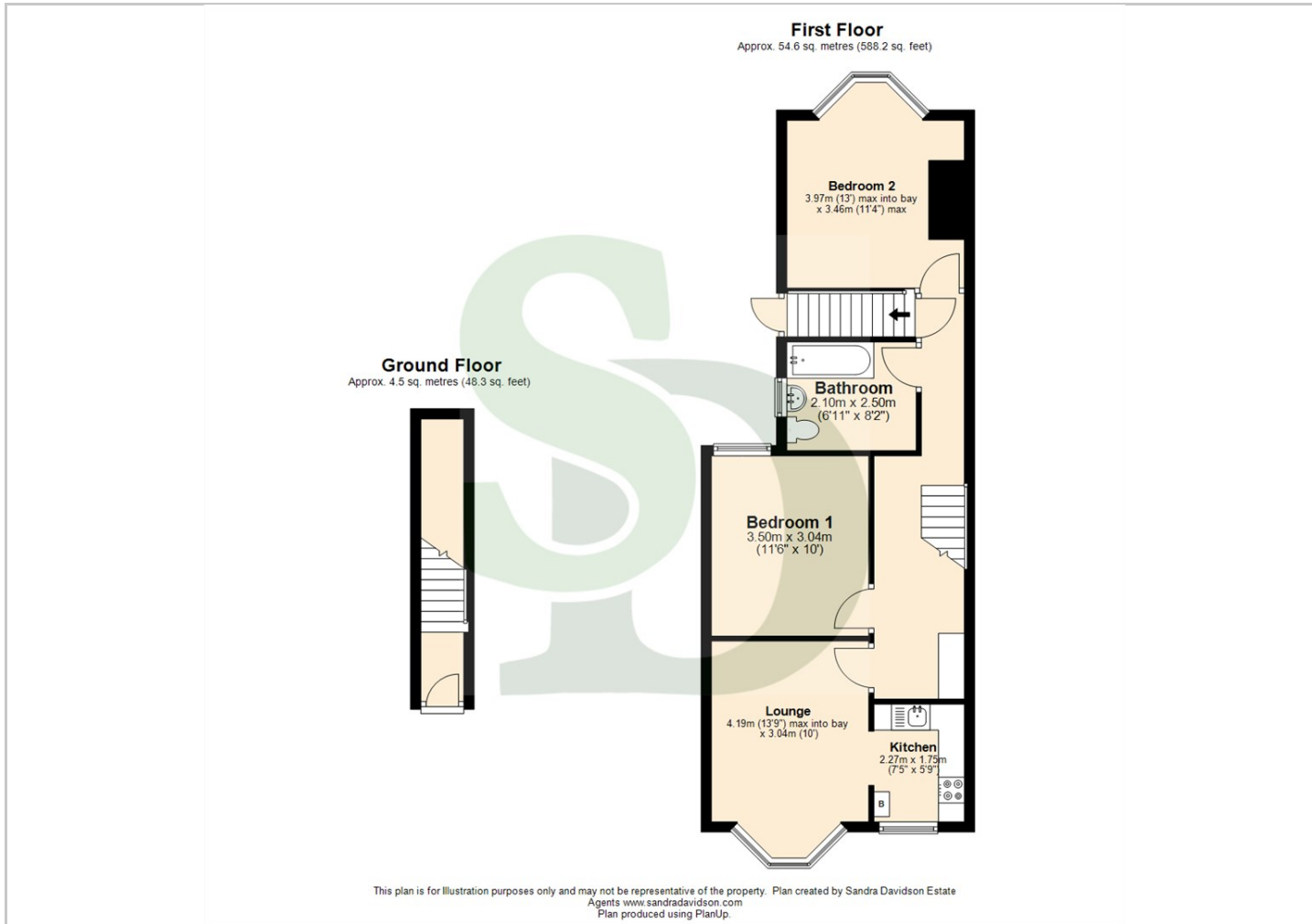
Additional Information
Local Authority: Newham
Council Tax Band B
EPC 71C
135 Year Lease Remaining

Agent's Note
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents





Floor Plans



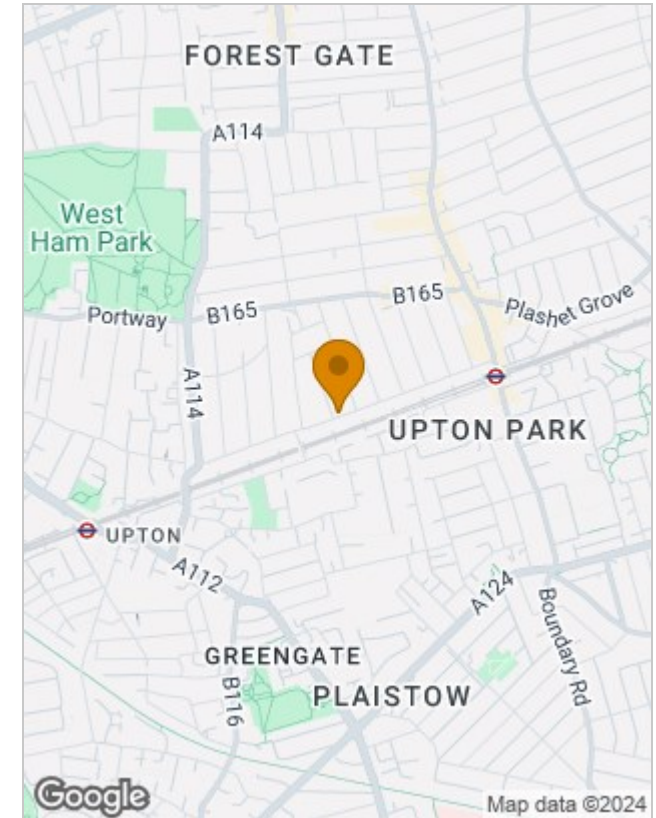
Viewing

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

