



Leader Avenue, London, E12 6JP

Guide Price £425,000



Leader Avenue

London, E12 6JP

Local Authority: Newham

Tax Band: C

- EPC Rating = D
- Two Reception Rooms
- Gas Central Heating
- Close to Manor Park Station
- CHAIN FREE
- Three Bedrooms
- Kitchen Diner
- Rear Garden
- CALL NOW on 02085510211 to VIEW
- Very Well Presented

***GUIDE PRICE £425,000 TO £440,000 ***

Sandra Davidson are pleased to offer a wonderful opportunity to acquire this WELL PRESENTED, EXTENDED, terraced family home on a residential turning in MANOR PARK. The property features two reception rooms, and KITCHEN/DINER 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 walking distance to East Ham UNDERGROUND STATION.

This property can only be appreciated by an internal inspection is OFFERED CHAIN FREE and comprises:-



ENTRANCE

Via glazed door into entrance hall with: wood flooring, radiator, ceiling architraves, doors to:

RECEPTION

16'3" max into bay x 11'2" (4.96m max into bay x 3.41m)
Double glazed window to front, radiator, wood flooring, light

KITCHEN/DINER

15'9" x 8'1" (4.82m x 2.48m)

Fitted wall and base units, work surface with tiled upstand, four ring gas hob with extractor hood over, one bowl sink with drainer, space and services for washing machine, vinyl flooring, light, two double glazed windows to rear, glazed door to:

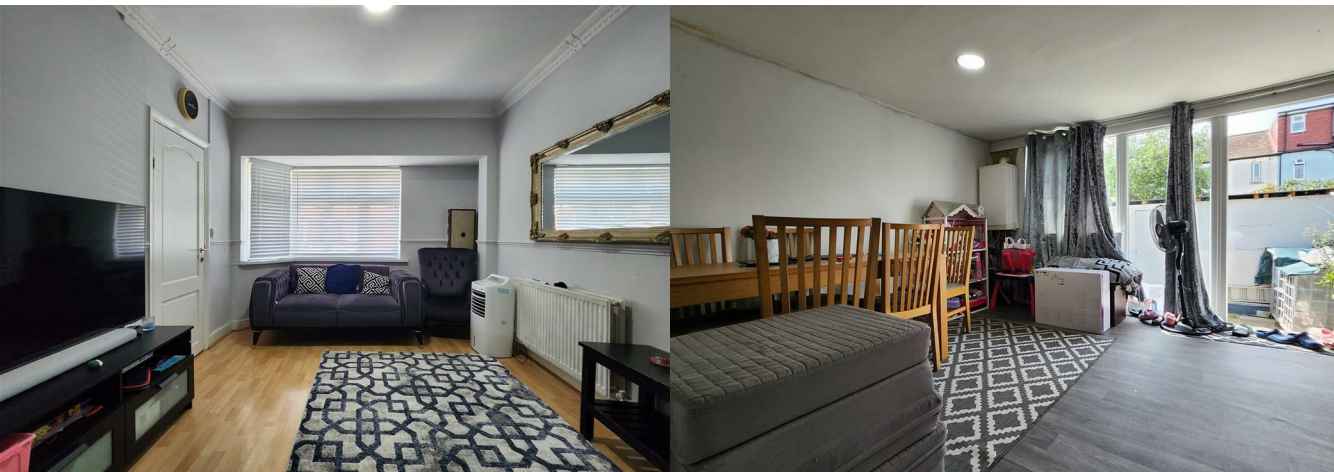
LOUNGE

15'0" x 11'4" (4.59m x 3.46m)

Wood flooring, light, wall mounted boiler, double glazed window to rear, double glazed door to rear garden

FIRST FLOOR LANDING

Wood flooring, access to loft space, light, doors to:





BEDROOM ONE 11'0" x 10'0" (3.37m x 3.06m)
Double glazed window to front, radiator, fitted carpet, light

BEDROOM TWO 11'0" x 10'0" (3.37m x 3.06m)
Double glazed window to rear, radiator, fitted carpet, light

BEDROOM THREE 8'1" x 5'5" (2.48m x 1.66m)
Double glazed window to front, radiator, fitted carpet, light

BATHROOM
Suite comprising; bathtub with shower over, low level WC, pedestal hand wash basin, vinyl flooring, tiled walls, radiator, window to rear

EXTERIOR 23'9" (7.25m)
The low maintenance rear garden measures approximately 24'

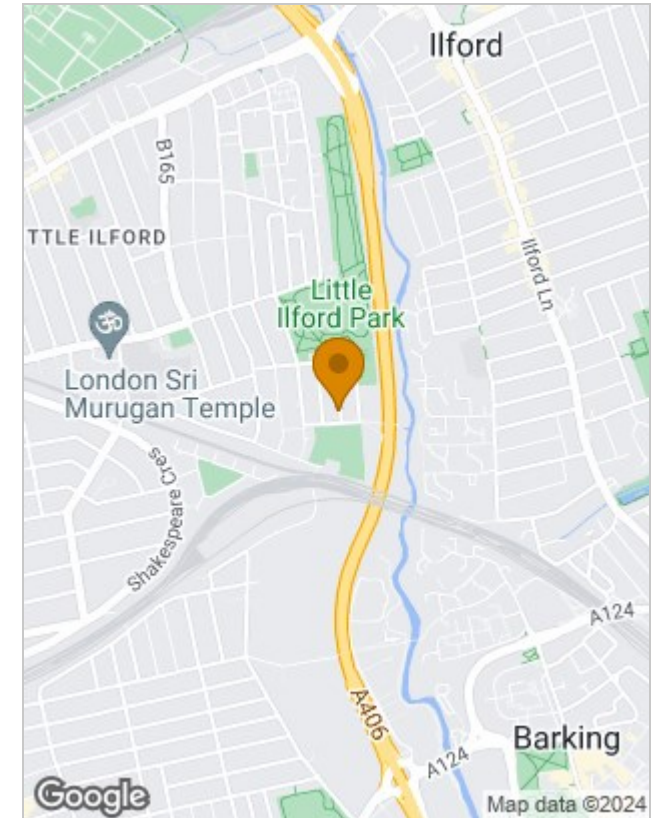




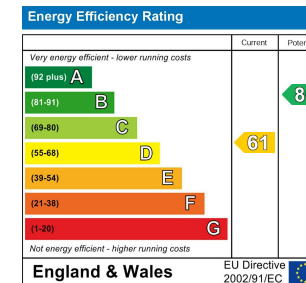
Floor Plans



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.