



Strone Road, London, E12 6TP

Offers In Excess Of £525,000



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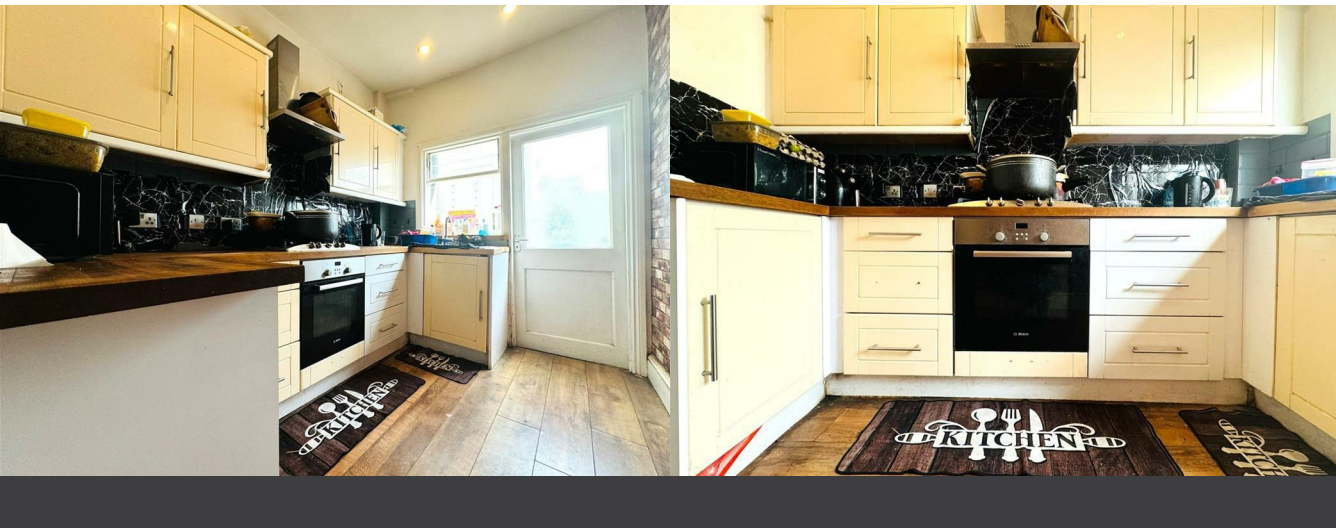
Local Authority: Newham
Council
Tax Band: D

- CHAIN FREE!!
- TWO RECEPTION
- 24HRS TRANSPORTATION
- EPC RATING: 66D
- THREE BEDROOM HOUSE
- SCOPE TO EXTEND (stpp)
- STREET HIGH WITHIN WALKING DISTANCE

*** CHAIN FREE!! CHAIN FREE!! CHAIN FREE!!***

Sandra Davidson are pleased to offer FOR SALE a wonderful opportunity to acquire this wonderful Edwardian terraced family home on a residential turning in MANOR PARK. The property features; Reception, Lounge, Guest WC and Kitchen/Diner on the ground floor with THREE BEDROOMS and Bathroom on the first floor. Externally the property offers a LOW MAINTANANCE 42' REAR GARDEN. The property is situated off Romford Road within walking distance to Woodgrange UNDERGROUND STATION, local shops, amenities and is OFFERED CHAIN FREE.

This property can only be appreciated by an internal inspection, OFFERS SCOPE TO MODERNISE/EXTEND (stpp) and comprises:-



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Hallway 13'10" x 9'8" (4.21m x 2.95m)
Entrance hall with fitted laminated flooring, light, decorative ceiling architraves and mouldings, stairs leading down to cellar, carpeted stairs to first floor, doors to:

Reception Room 9'7" x 14'8" (2.91m x 4.48m)
Double glazed bay window to front, radiator, ceiling rose with inset light, wall mounted lights, double doors to:

Reception Room 13'0" x 14'8" (3.96m x 4.48m)
Double glazed double doors to rear, radiator, fitted laminated, ceiling rose with inset light

Kitchen 6'10" x 9'8" (2.08m x 2.95m)
Double glazed window to rear and door to garden, fitted wall and base units with work surfaces, one and a half bowl white sink unit, gas hob and electric oven with extractor hood above, plumbing for washing machine, wood flooring, tiled splash back walls, central heating boiler

WC 3'10" x 6'9" (1.16m x 2.05m)
Double glazed window to side, low flush wc.

Bedroom One 10'10" x 14'8" (3.29m x 4.48m)
Double glazed bay window to front, further double glazed window to front, fitted carpet, light, fitted cupboards, radiator



Bedroom Two 10'10" x 13'2" (3.30m x 4.01m)
Double glazed bay window to rear, further double glazed window to front, fitted carpet, light, fitted cupboards, radiator

Bedroom Three 6'2" x 8'10" (1.87m x 2.69m)
Double glazed bay window to rear, further double glazed window to front, fitted carpet, light, fitted cupboards, radiator

Bathroom 8'0" x 7'3" (2.44m x 2.22m)
Double glazed window to side, low flush wc, wash hand basin, shower area, radiator, tiled walls

Conservatory 8'6" x 22'4" (2.60m x 6.80m)
Double glazed French doors to flank leading to rear garden, double glazed windows to rear and flanks, wood flooring, radiator,

Exterior 42'7" (13)
The landscaped, un-overlooked rear garden measures approximately 42' and has a paved patio area remainder lawn with flower and shrub borders,

Agent Notice
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EPC 66D

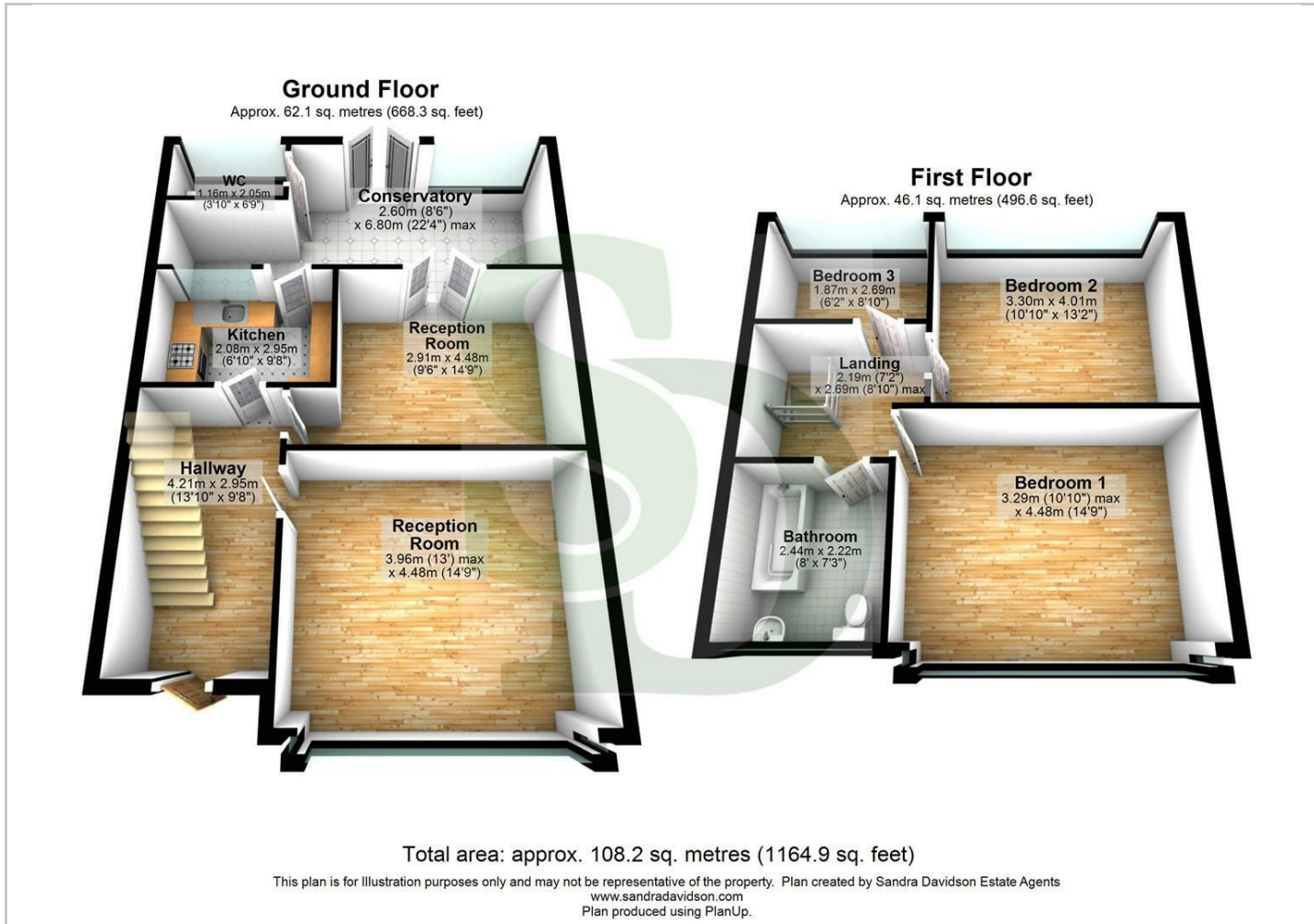
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents







Floor Plans



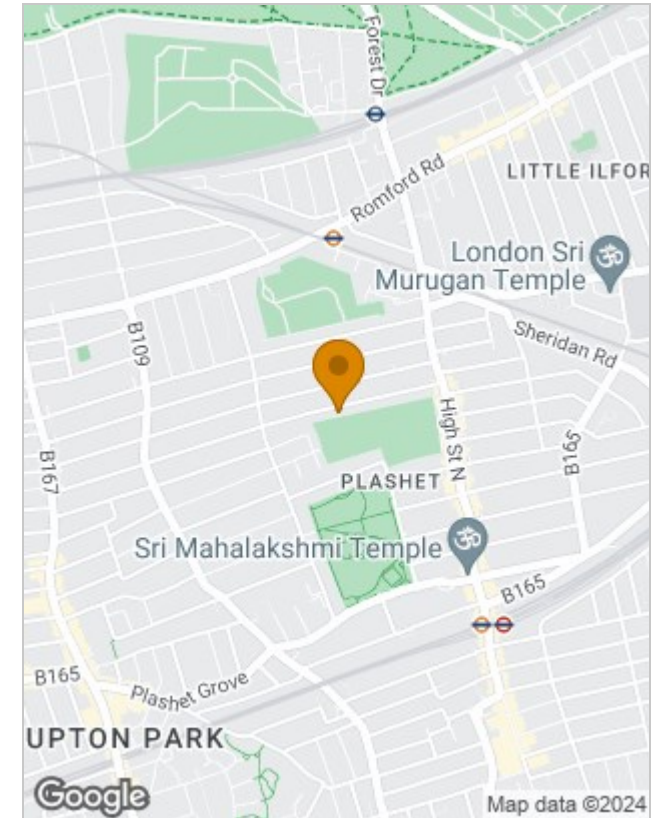
Viewing

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

