



Southend Road, London, E6 2AN

Guide Price £450,000







# Southend Road

London, E6 2AN

Local Authority: NEWHAM  
COUNCIL  
Tax Band: C

- CHAIN FREE
- Three Bedrooms
- Scope to Modernise
- Close Proximity to local amenities
- EPC - TBC
- BURGESS ESTATE
- Ideal for First Time Buyers or Investors
- Scope to Extend (s.t.p.p)
- East Ham station within walking distance

\*\*\* CHAIN FREE \*\*\*

\*\*\*\*\* GUIDE PRICE £450,000 - £475,000 \*\*\*\*\*

Sandra Davidson are pleased to present an opportunity to acquire a good sized, three bedroom house with plenty of scope to modernise and extend (s.t.p.p) located on Southend Road in East Ham.

The property features: two receptions, fitted kitchen and family bathroom on the ground floor with three bedrooms on the first floor.

To the rear of the property is a circa 30ft PRIVATE, LOW MAINTENANCE rear garden. The property is situated close to local amenities and transport links.

The property is offered CHAIN FREE and comprises:-

Guide Price £450,000



**ENTRANCE** 14'6" x 4'11" (4.42m x 1.50m)

Via partly glazed door into entrance hall with; wood flooring, stairs to first floor, light, access to understairs storage, doors to:

**RECEPTION ROOM** 14'6" x 11'3" (4.42m x 3.44m)

Double glazed bay window to front with radiator under, carpet flooring, light

**KITCHEN** 7'10" x 7'1" (2.40m x 2.17m)

Fitted wall and base units, work surface with tiled back splash, one bowl sink with drainer, four ring hob with extractor hood over oven grill below, space and services for washing machine and dish washer, tiled floor, light, double glazed window to rear, door to utility room

**RECEPTION TWO** 9'2" x 9'7" (2.80m x 2.93m)

Partly glazed French doors to rear garden, carpet flooring, fitted shelves, light.

**DINING ROOM** 12'4" x 9'7" (3.76m x 2.93m)

Window to rear, fitted carpet flooring, fitted radiator and light.







**WC** 6'2" x 2'7" (1.87m x 0.79m)  
Pedestal hand wash basin, low level WC, ceiling light.

**UTILITY AREA** 7'5" x 4'2" (2.26m x 1.28m)  
Tiled flooring, fitted lights and door to rear garden

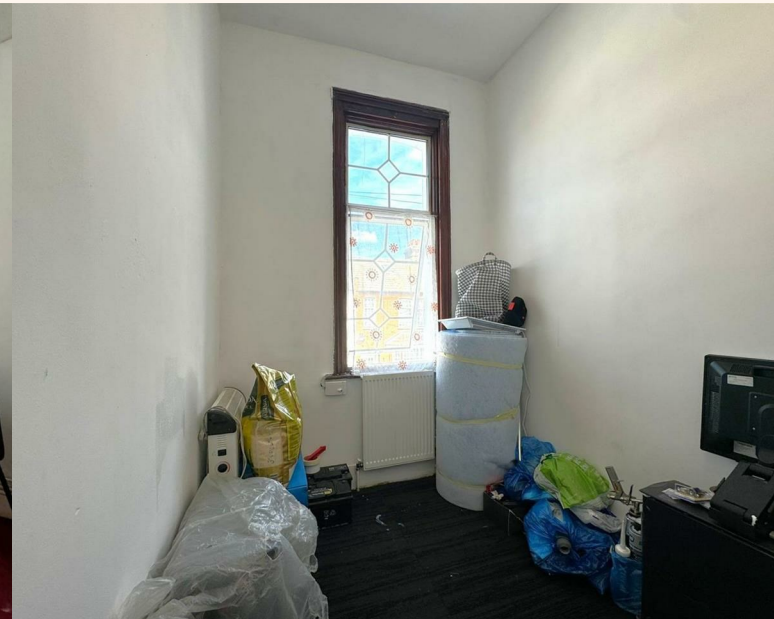
**BEDROOM ONE** 11'5" x 12'5" (3.47m x 3.78m)  
Double glazed windows to front, radiator, carpet flooring, light

**BEDROOM TWO** 10'1" x 12'5" (3.07m x 3.78m)  
Double glazed windows to rear, radiator, carpet flooring, light

**BEDROOM THREE** 8'0" x 7'4" (2.44m x 2.24m)  
Double glazed windows to front, radiator, carpet flooring, light

**BATHROOM**  
Suite comprising; bathtub, low level WC, hand wash basin inset to vanity unit, tiled walls, vinyl flooring, radiator, light, double glazed window to rear

**EXTERIOR** 30 (9.14m)  
Measures approximately 30' with paved area to front remainder laid lawn with flower bed and shrub boarder







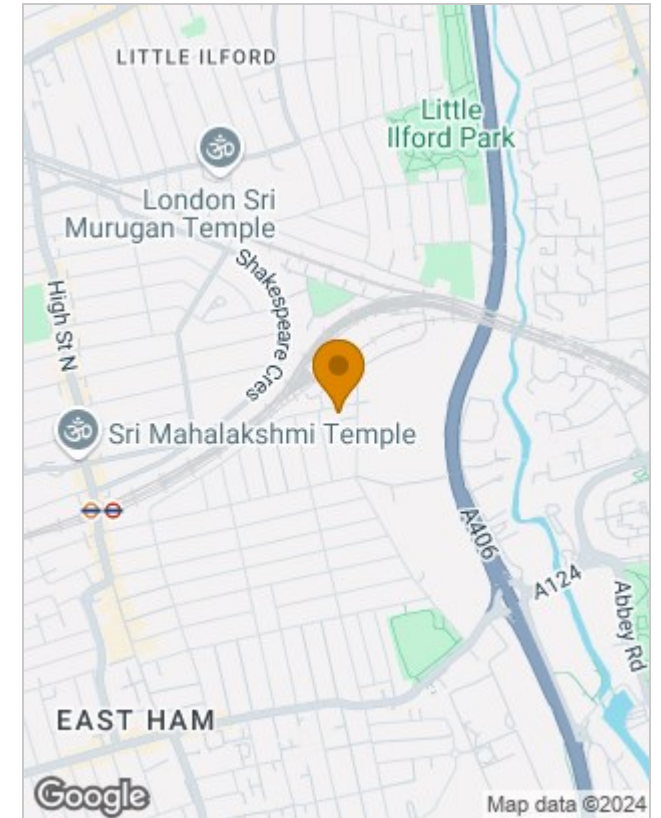




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.