



Mitcham Road, London, E6 3NF

£2,850







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# Mitcham Road

London, E6 3NF

Local Authority: NEWHAM

Tax Band: C

- FOUR BEDROOMS
- Close to Local Shops & Amenities
- Two Bathrooms
- Brampton Primary School Catchment
- Close to Central Park Primary School
- Close to Central Park
- Appliances Included
- EPC: D

Sandra Davidson are pleased to present this very-well presented four bedroom home on Mitcham Road, close to Central Park in East Ham.

Upon entering you will find two reception rooms, a fitted kitchen and extended dining area. The first floor comprises of three bedrooms, two with fitted wardrobes, and a family bathroom.

Externally the property features a front garden and a circa 36' rear garden.

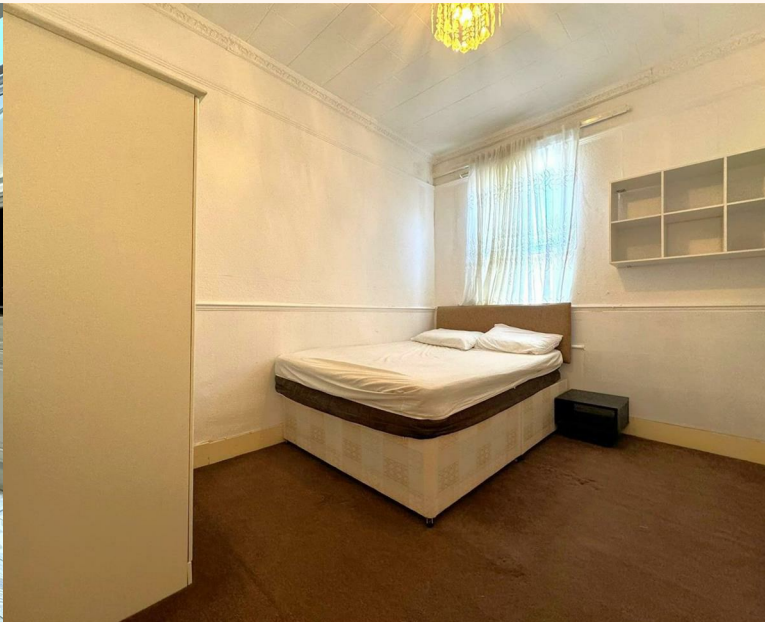
Families will be pleased to know that the property is within close proximity to Central Park Primary School, Brampton Primary School as well as the well-renowned Central Park. The property is also within close proximity to local shops and amenities, as well as being close to good transport links.

The property is being offered part furnished and is available IMMEDIATELY , so enquire now to avoid missing out!



ENTRANCE	15'7" x 3'5" (4.74m x 1.05m)
BEDROOM ONE	13'1" x 10'8" (3.99m x 3.24m)
RECEPTION ROOM	11'3" x 10'8" (3.42m x 3.24m)
KITCHEN/DINER AREA	10'2" x 15'4" (3.10m x 4.67m)
G/F BATHROOM	7'9" x 8'4" (2.35m x 2.53m)
BEDROOM TWO	11'5" x 15'4" (3.48m x 4.67m)
BEDROOM THREE	8'10" x 10'10" (2.68m x 3.30m)
BEDROOM FOUR	7'3" x 10'10" (2.21m x 3.31m)
F/F SHOWER ROOM	6'8" x 6'4" (2.04m x 1.95m)
EXTERIOR	36 (10.97m)















## Floor Plans



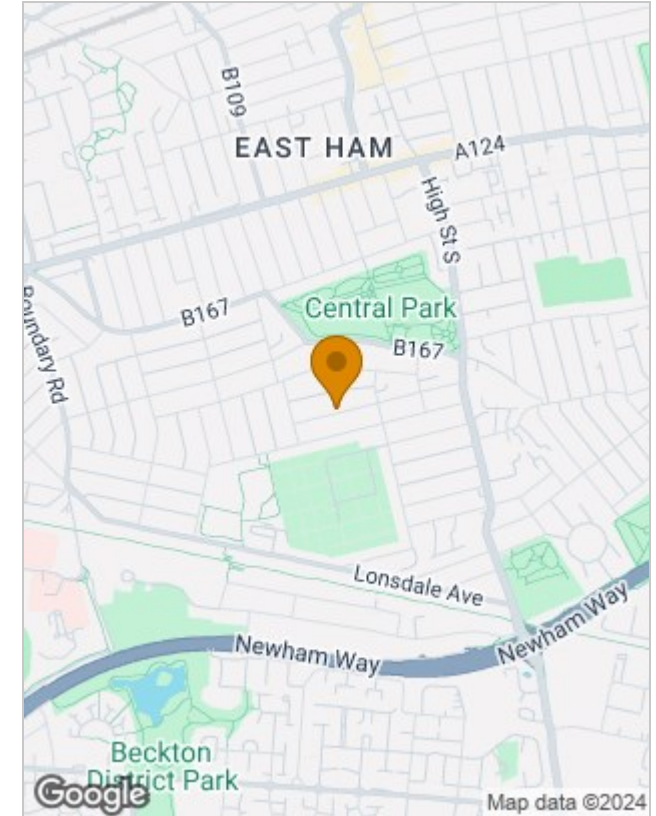
## Viewing

Please contact our Redbridge Lettings 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

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	