



Kensington Avenue, London, E12 6NL

Guide Price £550,000









# Kensington Avenue

London, E12 6NL

Local Authority: Newham  
Tax Band: D

- EPC RATING 65D
- Two Receptions
- CHAIN FREE
- Scope to Extend (stpp) & Modernise
- Four Bedroom House
- Kitchen/Diner
- Off High Street North and its Many Shops & Amenities
- Large Rear Garden

\*\*\* GUIDE PRICE £550,000 to £575,000 \*\*\*

Sandra Davidson Estate Agents are delighted to present this charming four-bedroom house located on Kensington Avenue, London. This property is ideally situated in the heart of East Ham, providing easy access to local amenities and transport links, making it a perfect choice for families and professionals alike.

The house boasts a generous 67-foot rear garden, offering ample outdoor space for relaxation, gardening, or entertaining guests. The property presents an excellent opportunity for those looking to extend and modernise, allowing you to create a home that perfectly suits your lifestyle and preferences.

With four well-proportioned bedrooms, this house provides plenty of room for family living or for those who require additional space for guests or a home office. The potential for renovation means you can truly make this property your own, adding value and personal touches as you see fit.

Offered chain-free, this home is ready for you to move in and start your journey in this vibrant community. Whether you are a first-time buyer or looking to invest, this property is a fantastic opportunity not to be missed. We invite you to arrange a viewing and explore the possibilities that this house has to offer.

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## ENTRANCE

with wood flooring, decorative ceiling architraves and covings, carpeted stairs to first floor, radiator, stairs to cellar, light, doors to:

## RECEPTION

13'6" max into bay x 11'8" (4.13m max into bay x 3.56m)

Double glazed bay window to front, timber fire surround with cast iron insert, laminate wood flooring, light, decorative coving and architraves, radiator

## LOUNGE

11'6" x 11'8" (3.50m x 3.56m)

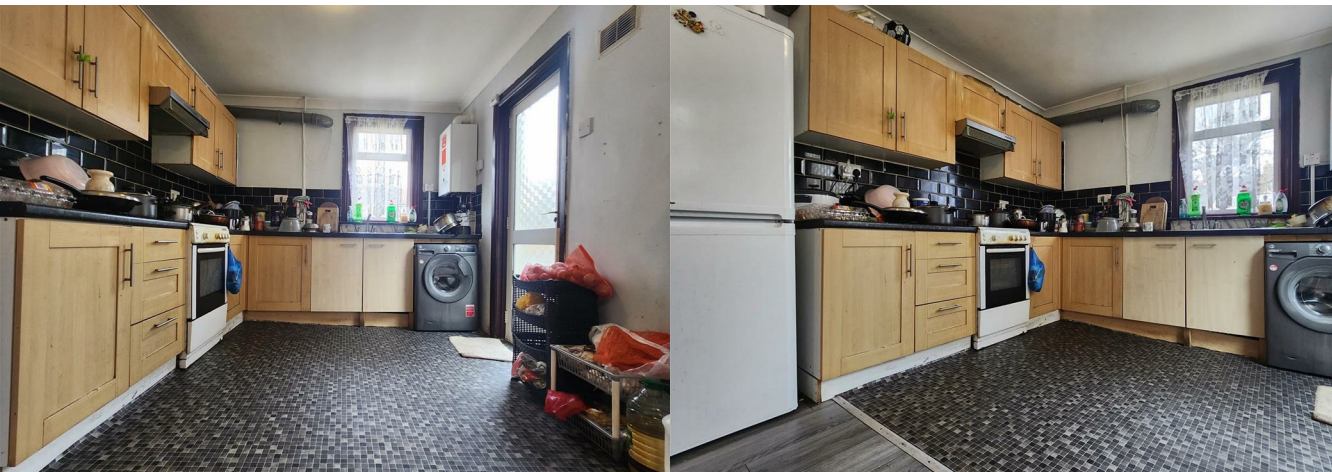
Double glazed French doors to rear into garden, decorative ceiling architraves and moldings, wood flooring, radiator, timber fire surround, light

## KITCHEN/DINER

21'4" x 11'7" (6.50m x 3.52m)

KITCHEN AREA: 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, wall mounted boiler, vinyl flooring, double glazed window to rear, double glazed door to flank into garden

DINING AREA: Double glazed bay window to flank, radiator, further double glazed window to flank, vinyl flooring, light







### LANDING

split level with access to loft, fitted carpet, light

### BEDROOM ONE

14'0" x 9'3" (4.27m x 2.83m)

Double glazed bay window to front, radiator, fitted carpet, light

### BEDROOM TWO

10'11" x 9'10" (3.32m x 3.00m)

Double glazed window to rear, radiator, light, fitted carpet

### BEDROOM THREE

13'1" x 9'6" (4.00m x 2.90m)

Double glazed window to rear, fitted carpet, radiator, light

### BEDROOM FOUR

8'0" x 6'9" (2.44m x 2.06m)

Double glazed window to front, radiator, fitted carpet, light

### BATHROOM

Suite comprising; Bathtub with shower over, pedestal hand wash basin, low level WC, radiator, towel rail, vinyl flooring, tiled walls, double glazed opaque window to flank, light

### CELLAR

21'2" x 4'10" (6.45m x 1.47m)

### REAR GARDEN

65'7" (20m)

Low maintenance rear garden measures approximately 66'



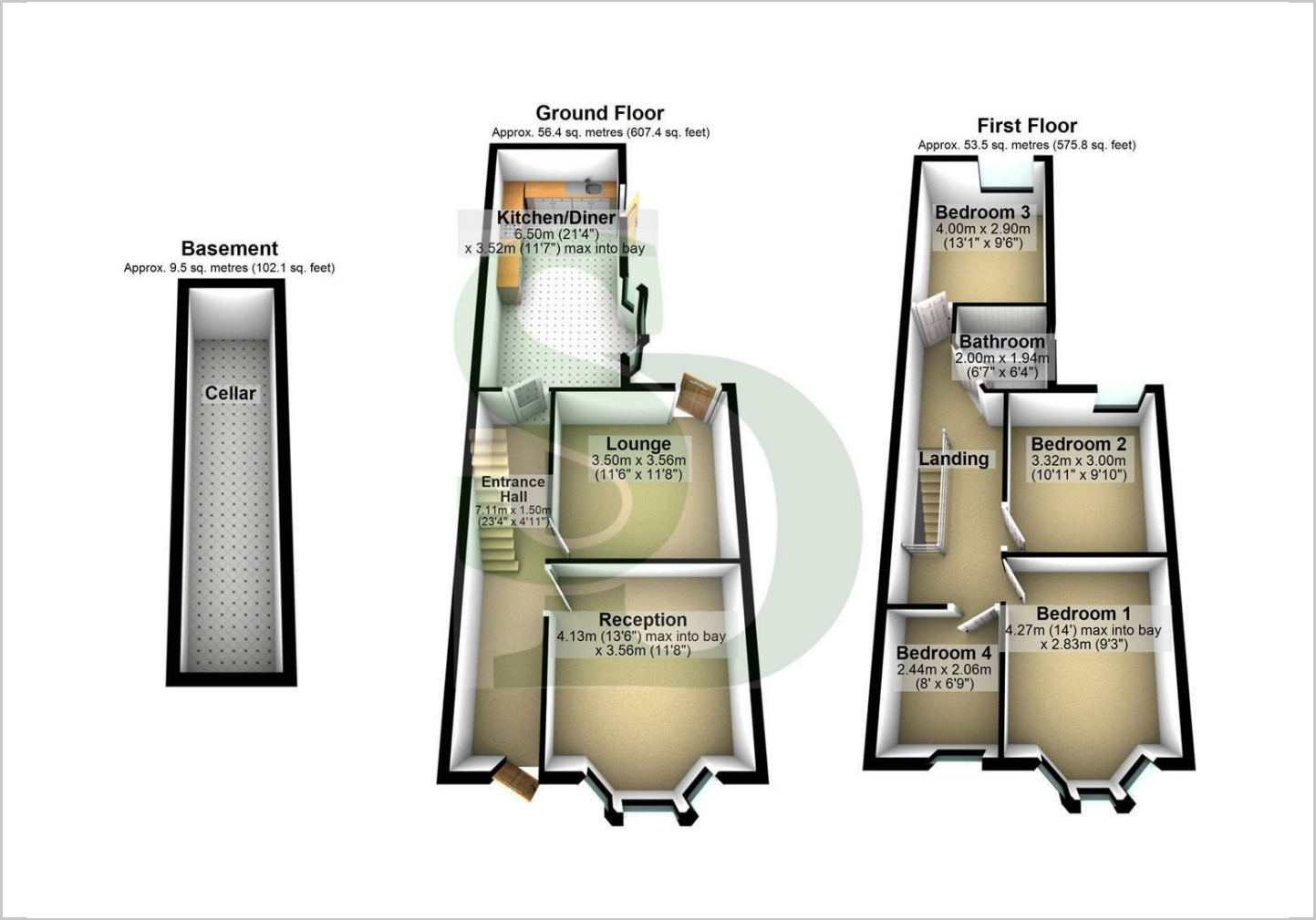








Floor Plans

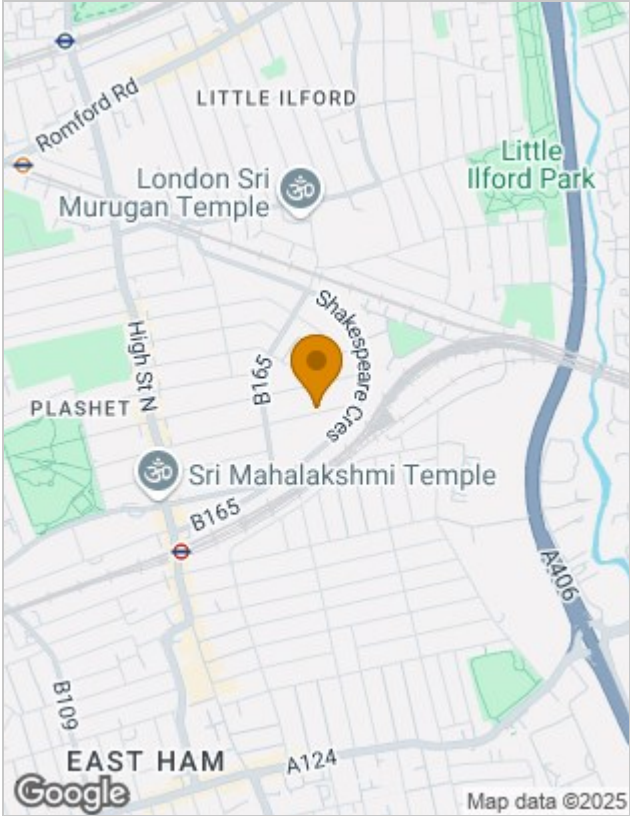


Viewing

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.

Location Map



Energy Performance Graph

