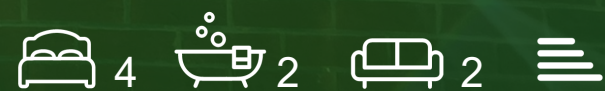


Second Avenue, London, E12 6EL

Asking Price £550,000





Second Avenue

London, E12 6EL

Local Authority: Newham

Tax Band: D

- EPC RATING: TBC
- SCOPE TO EXTEND (stpp) & MODERNISE
- KITCHEN/DINER
- OFF ROMFORD ROADS MANY SHOPS AND AMENITIES
- FOUR BEDROOM HOUSE
- THROUGH LOUNGE
- TWO BATH/SHOWER ROOMS
- CHAIN FREE

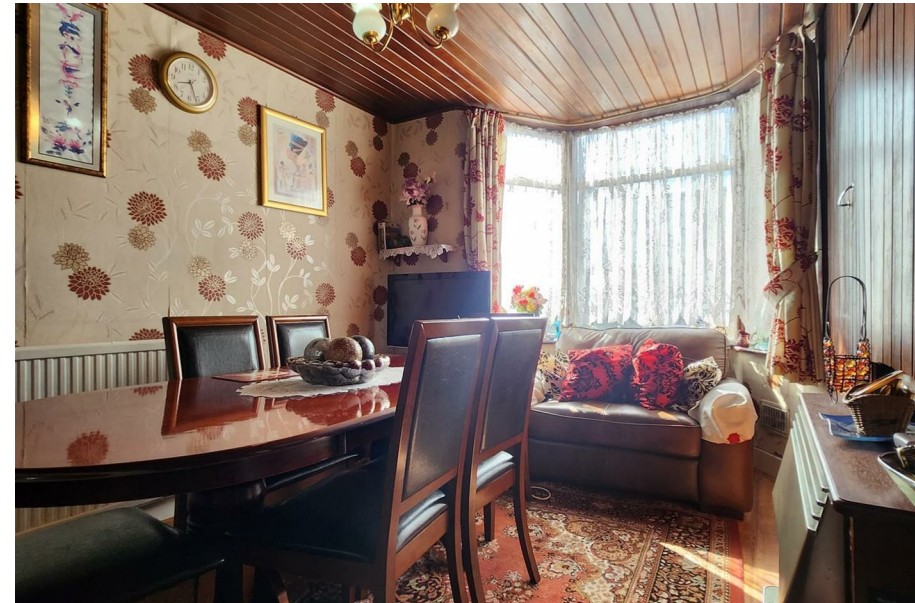
Sandra Davidson Estate Agents are delighted to offer FOR SALE: Nestled in the heart of London on the sought-after Second Avenue, this charming terraced house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample opportunity for relaxation and entertaining, allowing you to host gatherings with ease.

The house features two modern bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in a vibrant neighbourhood, this property is close to local amenities, parks, and excellent transport links, making it easy to explore all that London has to offer. Whether you are looking for a family home or a stylish city retreat, this terraced house on Second Avenue is a wonderful opportunity not to be missed.



Asking Price £550,000



ENTRANCE

Via double glazed door into fully enclosed storm porch with tiled flooring, light, double glazed door into entrance hall with; fitted carpet, ceiling architraves, dado rail, radiator, carpeted stairs to first floor, ceiling light, access to cellar, doors to:

THROUGH LOUNGE 28'0" x 11'10" (8.54m x 3.60m)

Double glazed bay window to front, two radiators, fitted carpet, two feature ceiling lights, two wall mounted lights

KITCHEN AREA 9'9" x 11'2" (2.97m x 3.40m)

Fitted wall and base units, work surface with tiled backsplash, one and half bowl sink with drainer, freestanding four ring cooker, space and services for washing machine, laminate wood flooring, light, door to Lean-to, further door to:

LOUNGE/DINER 13'1" x 11'2" (4.00m x 3.40m)

Double glazed bay window to rear, radiator, light, laminate wood flooring

LEAN-TO

wall mounted light, roof light, double glazed door to Rear Garden, further door to:

SHOWER ROOM

Suite comprising; shower enclosure, wall hung hand wash basin, low level WC, tiled walls and flooring, light



FIRST FLOOR LANDING

Fitted carpet, light, access to loft space, radiator, doors to:

BEDROOM ONE

15'4" x 15'11" (4.68m x 4.85m)

Double glazed bay window to front, further double glazed window to front, radiator, light, fitted carpet, timber fire surround

BEDROOM TWO

12'4" x 10'10" (3.75m x 3.31m)

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

BEDROOM THREE

16'5" x 11'3" (5.01m x 3.44m)

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

BEDROOM FOUR

8'2" x 8'6" (2.50m x 2.58m)

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

BATHROOM

Suite comprising; Bathtub with shower over, hand wash basin inset to vanity, low level WC, radiator, fitted carpet, tiled walls, light, opaque double glazed window to flank

EXTERIOR

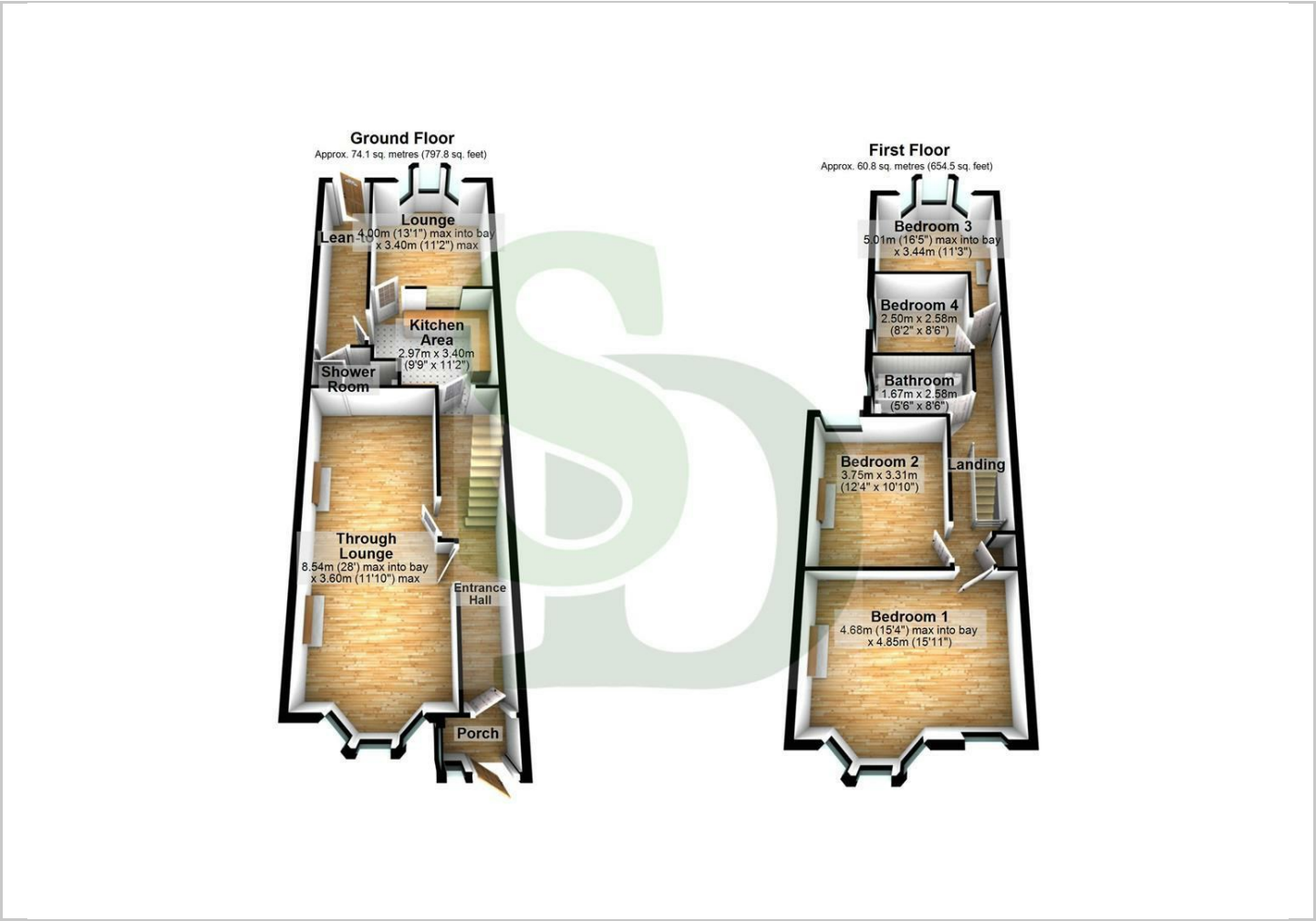
32'9" (10m)

The rear garden measures approximately 33'





Floor Plans

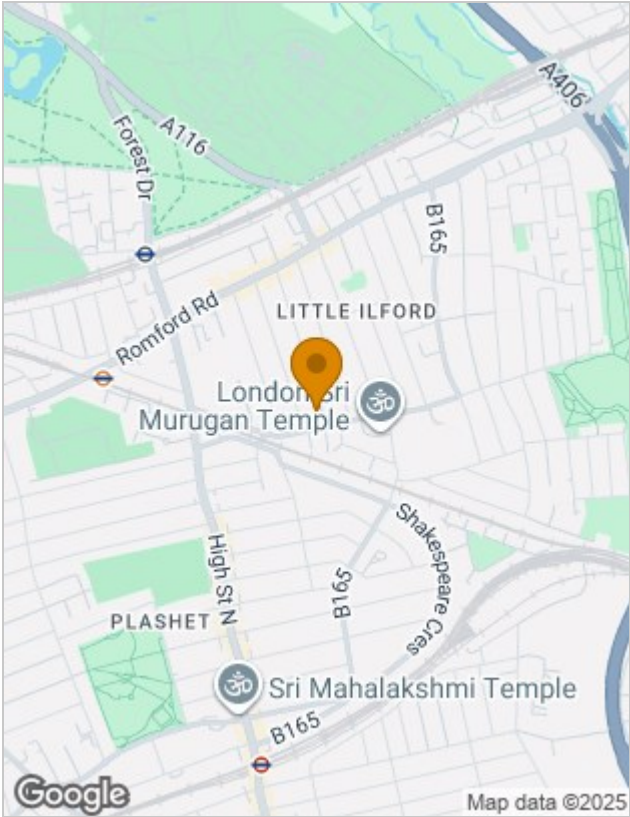


Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC