



Edinburgh Road, London, E13 9HS

Offers In Excess Of £500,000









# Edinburgh Road

London, E13 9HS

Local Authority:

Tax Band:

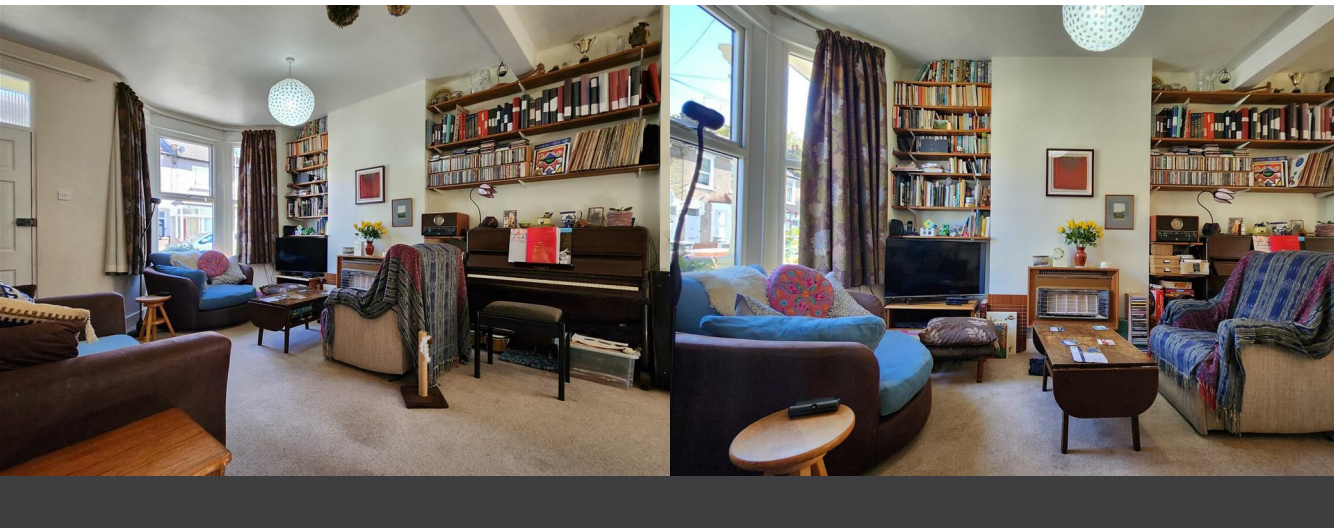
- EPC RATING: 57D
- VERY WELL PRESENTED
- FIRST FLOOR BATHROOM & GROUND FLOOR GUEST WC
- THROUGH LOUNGE
- SOLAR PANELS!!
- IMPRESSIVELY EXTENDED
- THREE BEDROOMS
- EXTENDED KITCHEN/DINER
- OWN REAR GARDEN
- CALL NOW TO VIEW!!

Sandra Davidson estate Agents are delighted to offer for SALE; Nestled on the charming Edinburgh Road in London, this delightful end terrace house presents an excellent opportunity for families and individuals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms, there is ample space for rest and relaxation, making it an ideal setting for both young families and those seeking a comfortable living environment.

The house features a thoughtfully designed bathroom, ensuring convenience and privacy for all residents. The end terrace position offers added benefits, including a sense of space and light, as well as potential for outdoor enjoyment.

Situated in a vibrant area of London, this property is well-connected to local amenities, schools, and transport links, making it a practical choice for those who value accessibility and community. Whether you are looking to make this house your home or seeking a sound investment, this property on Edinburgh Road is sure to impress. Don't miss the chance to explore the potential this charming residence has to offer.

The property also features solar panels offering a cost effective solution to increasing energy costs!



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## ENTRANCE

Via Double glazed sliding doors into enclosed storm porch, further door to:

## RECEPTION 22'8" x 13'1" (6.90m x 4.00m)

Double glazed bay window to front, timber fire surround with cast iron insert, fitted carpet, two ceiling lights, one wall mounted light, access to under stair storage, carpeted stairs to first floor, door to:

## KITCHEN/DINER 10'1" x 13'1" (3.07m x 4.00m)

Fitted wall and base units, work surface with tiled upstand, one bowl undermounted sink, four ring gas hob with extractor hood over and oven grill below, space and services for washing machine, integrated fridge freezer, cupboard housing boiler, double glazed windows to rear and flank, double glazed door to rear garden, vinyl flooring, spotlights to ceiling, door to:

## WC

Low level WC, wall hung hand wash basin, extractor fan, light





### FIRST FLOOR LANDING

Fitted carpet, access to loft space, light, fitted cupboard, doors to:

### BEDROOM ONE 10'11" x 13'1" (3.33m x 4.00m)

Two double glazed windows to front, radiator, fitted carpet, light, fitted shelves

### BEDROOM TWO 11'3" x 7'10" (3.42m x 2.40m)

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

### BEDROOM THREE 10'1" x 7'3" (3.07m x 2.22m)

Two double glazed windows to rear, wood flooring, radiator, light

### BATHROOM

Suite comprising; Bathtub with shower screen and shower over, pedestal hand wash basin, low level WC, heated towel rail, tiled walls tiled flooring, ceiling light, wall mounted light, extractor fan, double glazed opaque window to rear

### EXTERIOR 29'10" (9.1m)

### Agents Note

None of the services or appliances have been tested by Sandra Davidson Estate Agents













Floor Plans

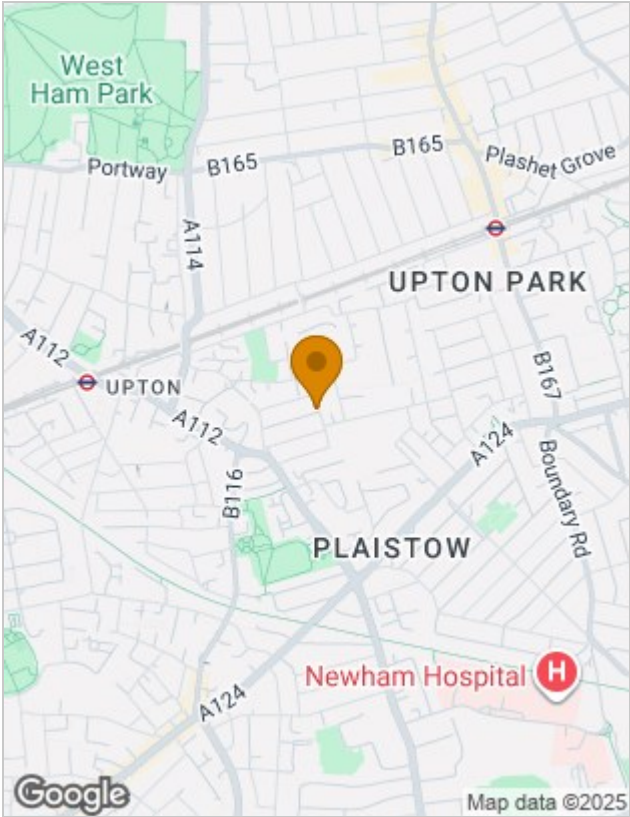


Viewing

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.

Location Map



Energy Performance Graph

