



Caulfield Road, London, E6 2DG

£2,500 Per Calendar Month





# Caulfield Road

London, E6 2DG

Local Authority: Newham

Tax Band: C

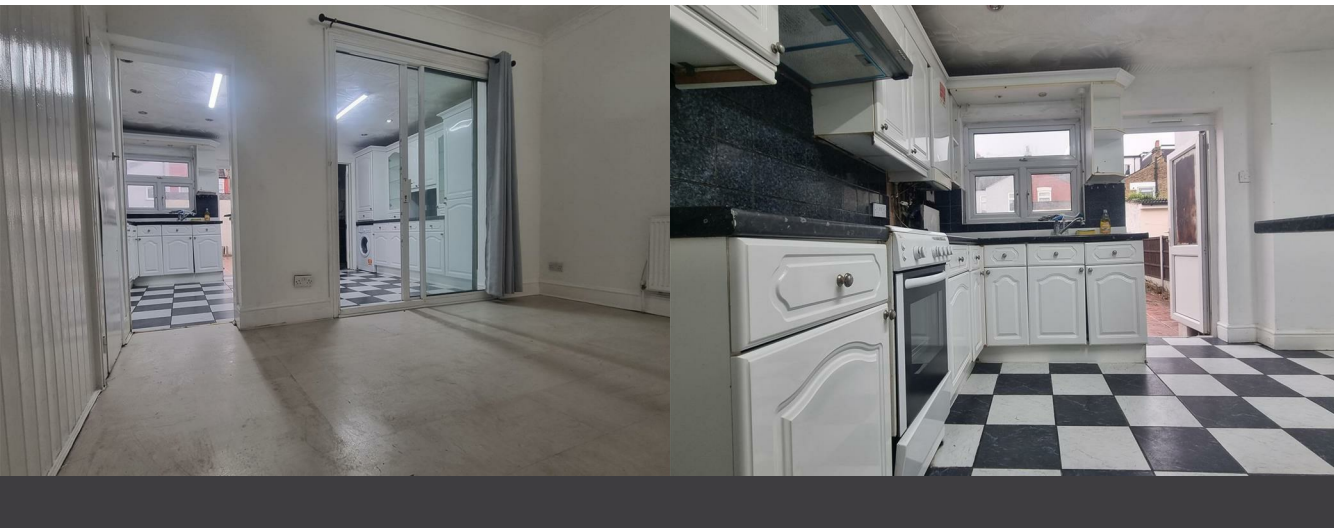
- 3 BEDROOMS
- NEWLY PAINTED
- NEW FRIDGE FREEZER
- AVAILABLE NOW

Sandra Davidson Estate Agents are delighted to present this charming semi-detached house located on the desirable Caulfield Road in London. This delightful property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The house features two modern bathrooms, ensuring convenience and comfort for all residents. The layout is thoughtfully designed to provide both privacy and communal living space, making it an ideal choice for families or professionals alike.

Situated in a vibrant neighbourhood, this property benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to public transport, providing quick access to central London and beyond.

This semi-detached house on Caulfield Road is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, it is sure to attract interest. We invite you to arrange a viewing and experience the charm of this property for yourself.



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## ENTRANCE/PORCH

Door to: Hallway

## LOUNGE AREA 13'9" x 12'5" (4.18m x 3.79m)

Bay window to front, open plan Lounge/Diner, door to: Kitchen

## KITCHEN/BREAKFAST ROOM

13'5" x 20'3" (4.08m x 6.17m)

Tiled Floor & wall, base units, work surface, light, tiled floor. Four ring gas hob, one bowl sink with drainer, oven/grill, washing machine and fridge freezer, double glazed window to

## WET ROOM

4'3" x 5'6" (1.30 x 1.70)

Window to side, Tiled floor & Wall, light, hand wash basin, low level WC. with walk in shower.

## LANDING

Doors to Bedrooms & Bathroom





**BEDROOM ONE** 12'2" x 11'1" (3.70m x 3.37m)  
Bay window to front, heater under, Carpet, light, door to: Landing

**BEDROOM TWO** 11'1" x 11'1" (3.38m x 3.37m)  
Window to rear, heater under, light, laminate floor door to: LAnding

**BEDROOM THREE** 10'8" x 10'4" (3.25m x 3.14m)  
Window to rear, Heater under, carpeted, light patio door, door to: Landing

**BATHROOM** 7'11" x 8'10" (2.42 x 2.71)  
Window to front, Lino floor, light, hand wash basin, low level WC. bathtub with shower head , door to: landing

**EXTERIOR** 37'6" x 20'2" (11.44 x 6.17)  
Rear garden measures 37"

To the front of the property there is Parking available for permit holders only.

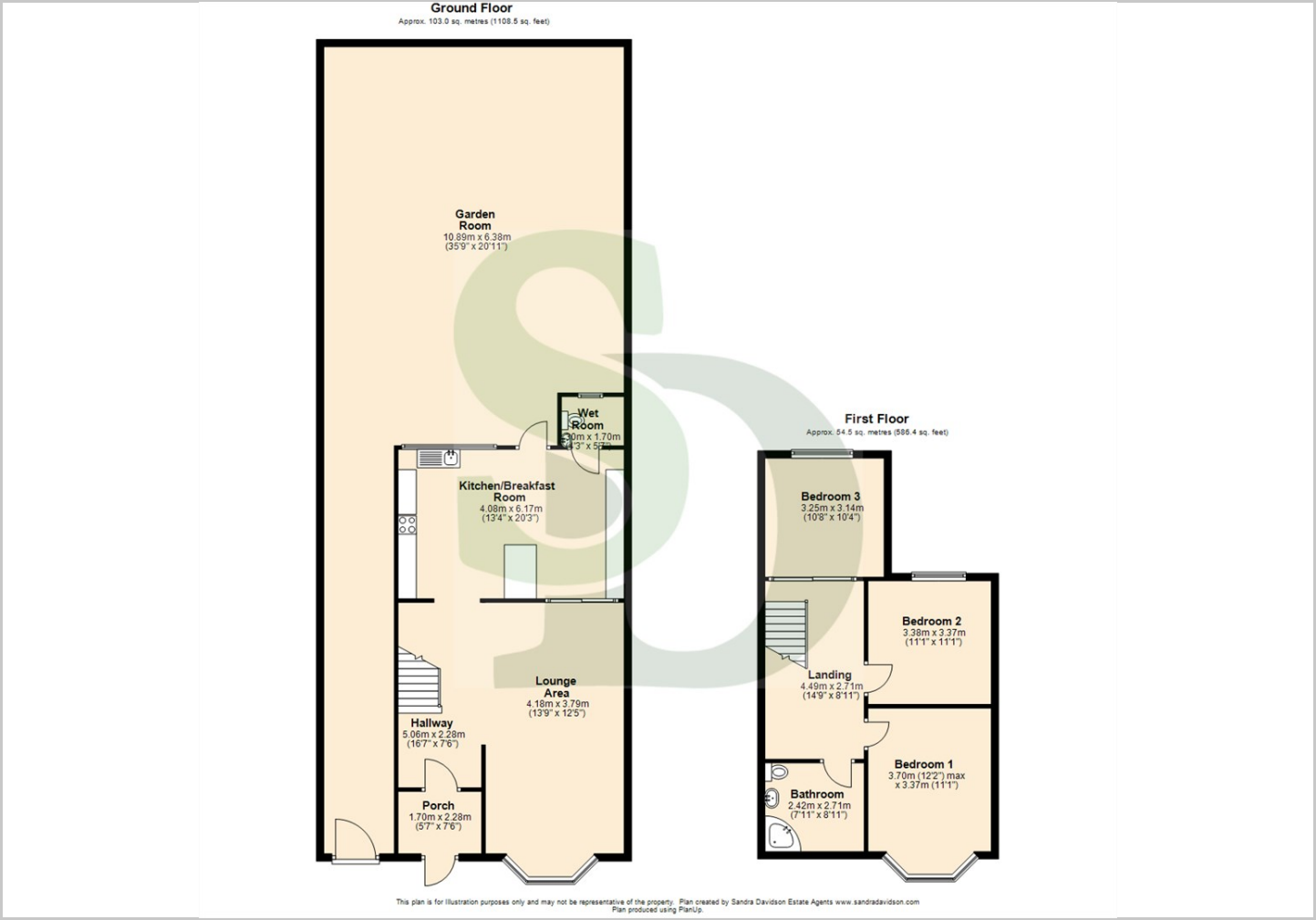




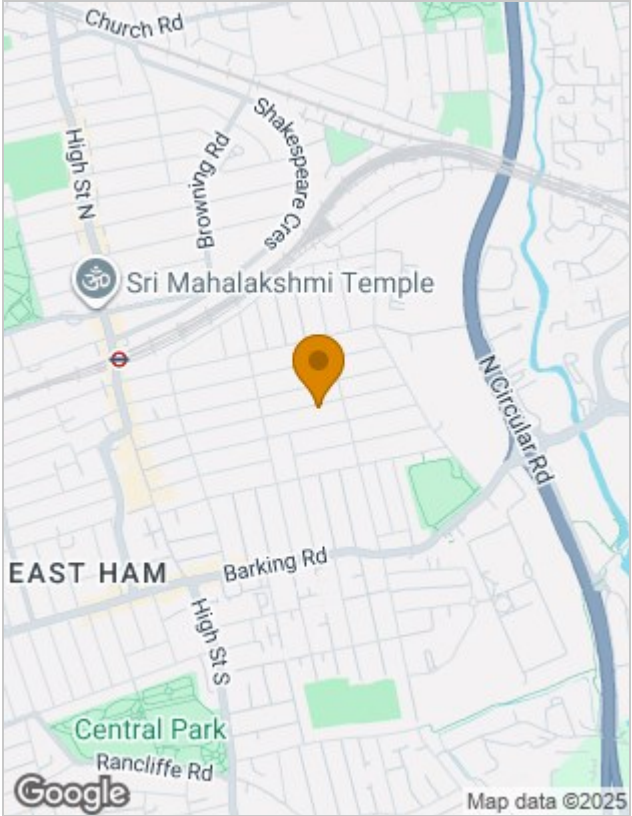




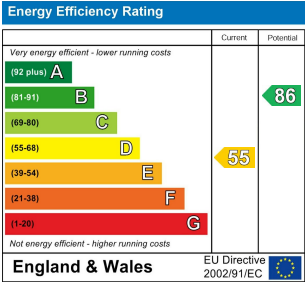
Floor Plans



Location Map



Energy Performance Graph



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.