



Welbeck Road, London, E6 3ET

Guide Price £400,000



# Welbeck Road

London, E6 3ET

Local Authority: Newham  
Tax Band: C

- EPC RATING:
- Well Presented
- 35' Rear Garden
- CHAIN FREE
- Close Proximity to Barking Road's Shops and Amenities
- Two/Three Bedroom House
- Through Lounge
- Potential to Extend (stpp)
- Call NOW to VIEW!!!

\*\*\*GUIDE PRICE £400,000 - £420,000\*\*\*

Sandra Davidson are pleased to present this two/three bedroom family home on Welbeck Road! This delightful house offers a perfect blend of comfort and convenience in the heart of East Ham.

As you step inside, you are greeted by a spacious through lounge, creating a warm and inviting atmosphere for family gatherings or quiet evenings. The well-appointed fitted kitchen boasts ample storage and countertop space, making meal preparation a breeze. A bathroom and utility area complete the ground floor, ensuring convenience and functionality for everyday living.

Venturing to the first floor, you will find two generously-sized double bedrooms, each providing a peaceful retreat for rest and relaxation, with a Loft Room offering scope to be used for occasional guests or a HOME OFFICE.

Externally there is a low-maintenance 35' rear garden.

The property is close to local shops and amenities as well as the nearby Central Park.

CALL NOW to avoid missing out!

Guide Price £400,000



## ENTRANCE

Via door into entrance hall with; fitted carpet, light, ceiling rose, glazed doors to:

## LOUNGE

24'11" max into bay x 14'1" (7.62m max into bay x 4.30m)  
Double glazed bay window to front, two ceiling roses with inset lights, radiator to front and rear, fitted carpet, access to under stairs storage, carpeted stairs to first floor, doors to:

## KITCHEN

8'4" x 9'2" (2.55m x 2.80m)  
Fitted wall and base units, work surface, one bowl sink with drainer, four ring freestanding gas hob, extractor over, space and services for washing machine, laminate wood flooring, window to flank, light, door to:

## BATHROOM

Suite comprising; bathtub with shower over,





**UTILITY AREA** 11'11" x 4'7" (3.62m x 1.40m)  
fitted base units, work surface, further fitted cupboards,  
laminate flooring, wall mounted light, doubled glazed door  
to rear garden

**FIRST FLOOR LANDING**  
fitted carpet, light, doors to:

**BEDROOM ONE** 11'2" x 14'1" (3.40m x 4.30m)  
Double glazed window to front, radiator, fitted carpet, light

**BEDROOM TWO** 11'6" x 10'10" (3.50m x 3.30m)  
Two double glazed windows to rear, fitted carpet, radiator,  
light, carpeted stairs to:

**LOFT ROOM/BEDROOM THREE** 9'10" x 14'1" (3.00m x 4.30m)  
Sky-light window to rear, fitted carpet, access to front and  
rear eaves, fitted cupboards to flank, light

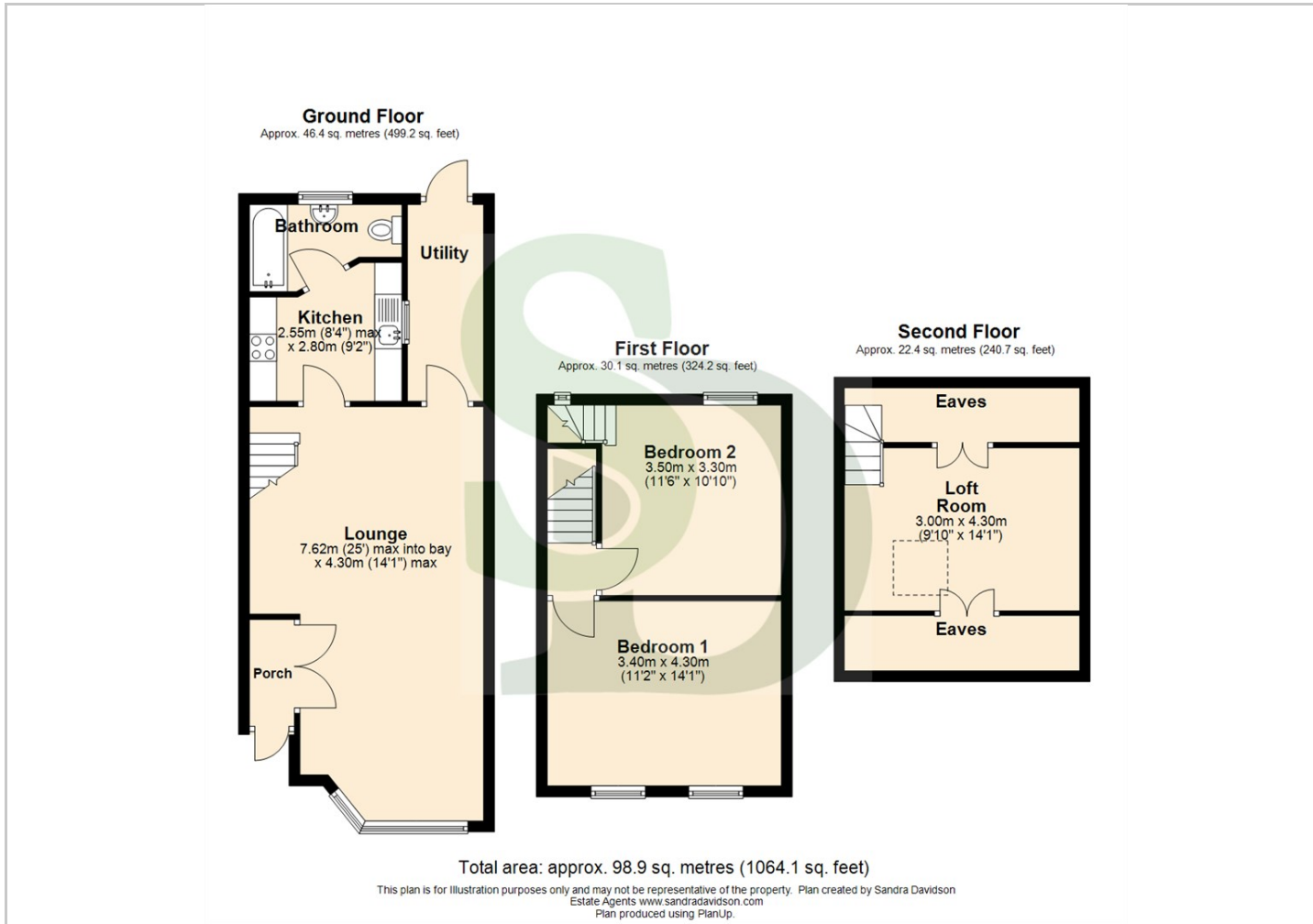
**EXTERIOR** 34'5" (10.5m)  
low maintenance rear garden measures approximately  
35' with cupboard housing boiler, storage shed to rear



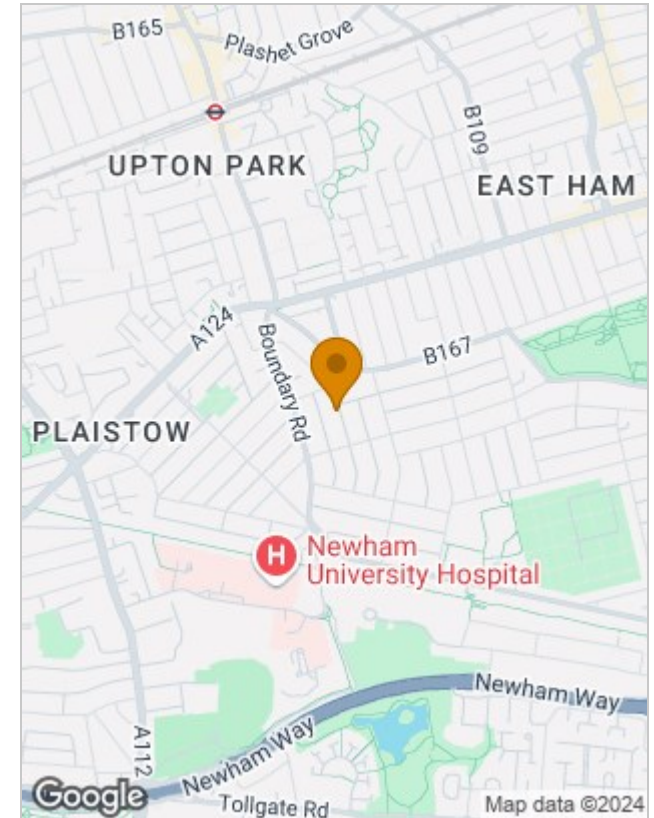




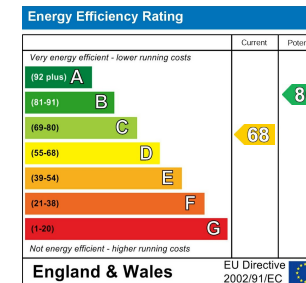
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.