



Bear Estate Agents are absolutely thrilled to bring to the market, with NO ONWARD CHAIN, this deceptively spacious two-bedroom, two-reception room family home in the popular and family-friendly Plaistow location within walking distance of local shops, amenities and rail links.

- Cosy Entrance Hall
- Kitchen 8'5 x 7'8
- Family Bathroom Suite 8'1 x 4'6
- Wealth Of Permit Parking
- Walking Distance To Rail Links
- Living Room 12'8 x 10'10 Plus Separate Dining Room 11' x 9'6 With Feature Bay Window
- Master Bedroom 12'9 x 11'2 Plus Bedroom Two 10'11 x 7'10
- Courtyard Style Rear Garden Plus Enclosed Area Of Front Garden Used As Storage
- Walking Distance To Local Shops And Amenities
- No Onward Chain Links

Selby Road

London

£375,000

Offers In Excess Of



Selby Road



Internally the new owner will be greeted by the cosy entrance hall which in turn allows access to both of the reception rooms and the kitchen.

The main living room measures 12'8 x 10'10 and interlinks wonderfully with the kitchen. The kitchen measures a further 8'5 x 7'8 and provides a wealth of both worktop space and storage space. Both rooms interact with one another fantastically and provide the perfect environment in which to both entertain and relax.

The second of two reception rooms measures a further 11' x 9'6 with a feature bay window. At present, this room is being used as an additional reception room however, given its size it could comfortably act as a children's playroom, a home office, or even a ground floor bedroom which is a great illustration of the property's versatility.

The first floor commences with the cosy landing which allows access to both bedrooms and the family bathroom suite.

The master bedroom measures 12'9 x 11'2 whilst bedroom two measures a generous 10'11 x 7'10. Bedroom two also benefits from a large storage cupboard over the stairs.

The family bathroom suite measures 8'1 x 4'6 and consists of the washbasin, W/C and bathtub with overhead shower.

Externally the property profits from a courtyard-style rear garden complete with a brickbuilt storage shed. To the front, there is a smaller area of enclosed space perfect for bin storage and/or the storage of bikes.

The road offers an abundance of permit parking.

The property is situated within walking distance of local shops and amenities and within walking distance of Custom House Station too. The location offers something for all ages and for all of the family.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended so all that this wonderful home has to offer can be appreciated and acknowledged firsthand.

Freehold.
Council Tax Band C.

Cosy Entrance Hall

Living Room
12'8 x 10'10

Dining Room
11' x 9'6

Kitchen
8'5 x 7'8

First Floor Landing

Master Bedroom
12'9 x 11'2

Bedroom Two
10'11 x 7'10

Bathroom Suite
8'1 x 4'6

Courtyard Style Rear Garden

Enclosed Area Of Front Garden Used As Storage

Walking Distance To Local Shops & Amenities

Walking Distance To Rail Links

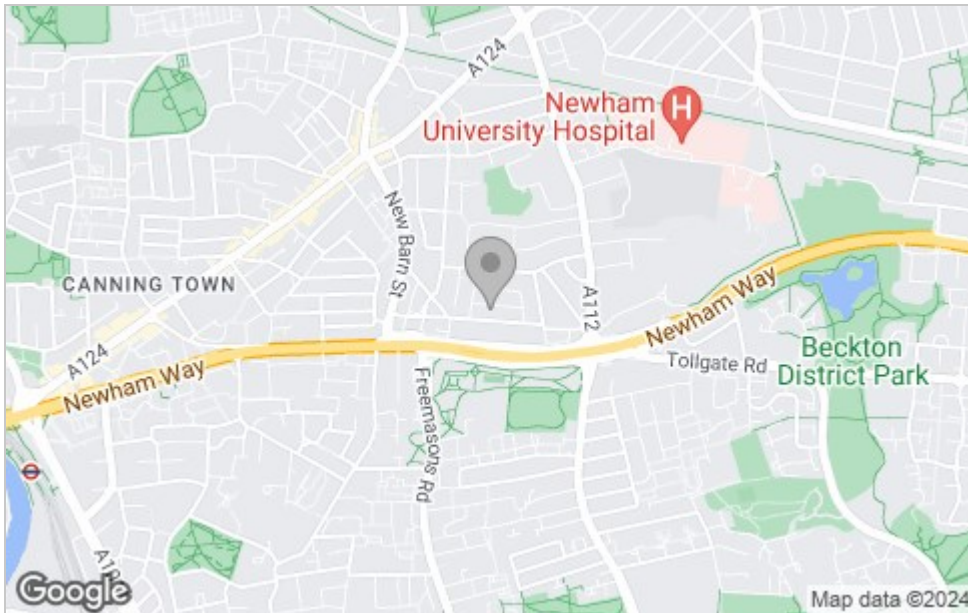
No Onward Chain



Floor Plan



Area Map



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

