

Settle.



Elm Road

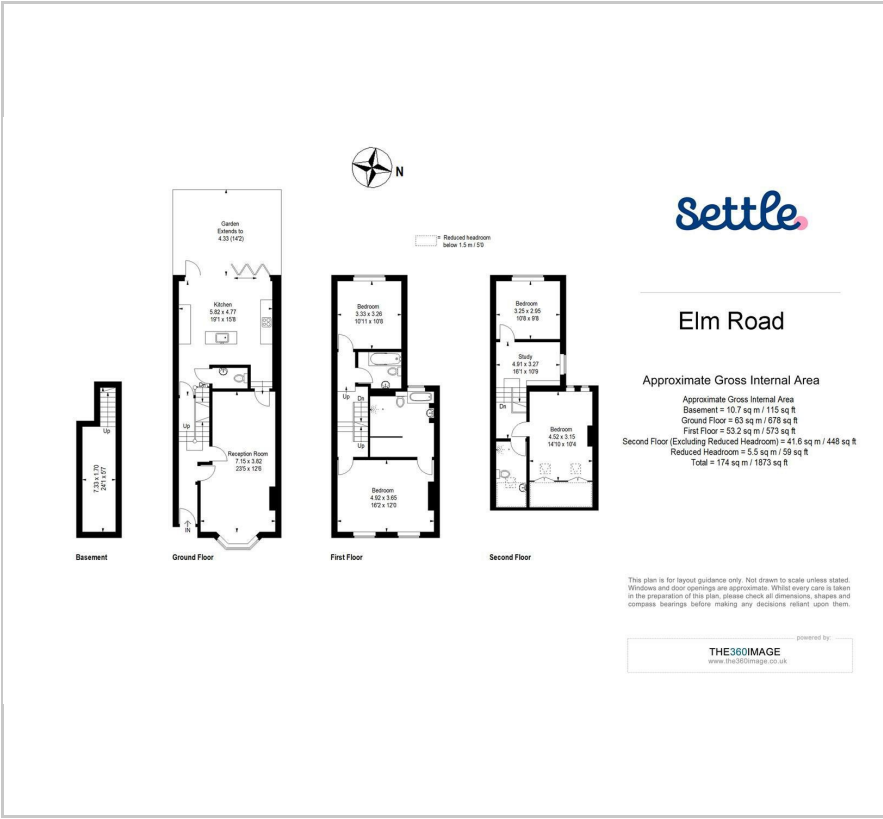
, London, E7 9HN

Guide price £800,000



D

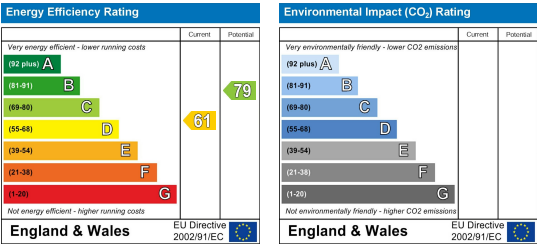
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Guide Price: £800,000-£850,000
- Spacious and Bright Throughout
- No Onward Chain
- Within Proximity of Stratford/Westfield
- EPC Rating D
- Victorian Mid-Terraced House
- Plush Kitchen/Diner with Bi-Folding Doors to Rear Garden
- Numerous Transport Links and Amenities Nearby
- West Facing Rear Garden
- 1873 Sq Ft (174 SQ M)

Guide Price: £800,000-£850,000.

Set on a peaceful residential street, this immaculate 1800 square foot home spans 3 floors (with additional basement), and offers four generously proportioned bedrooms, two reception rooms, an open plan kitchen-dining space, office space, three bathrooms, walk-in wardrobe, downstairs WC and basement.

Upon entering the entrance hallway opens out, boasting an elegant solid wood staircase leading to the upper floors, and views through to the kitchen and rear garden beyond. The ground floor comprises a large, spacious living area, with high ceilings, wood-burning stove with original surround, a second decorative fireplace with original features, and plenty of natural light from the large Victorian sash windows, a perfect space for family, friends and entertaining.

Beyond the living area, is the elegantly finished open-plan kitchen-living space which benefits from dual access via the hallway and living area, and spans the full width of the property. Centre-stage is given to the large central island, featuring a white Belfast sink, granite worktop, and integrated storage. The substantial surrounding worktops are also granite, accompanied by bespoke, handmade solid wood cabinets. Built-in appliances, ideal for any busy family include a large American fridge-freezer, dishwasher, washing machine/tumble dryer, Rangemaster cooker and pantry cabinet fully equipped with lighting and electricity points.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

187 Hoe Street, Walthamstow, London, E17 3AP
Tel: 0208 124 2522 Email: info@settleast.co.uk

