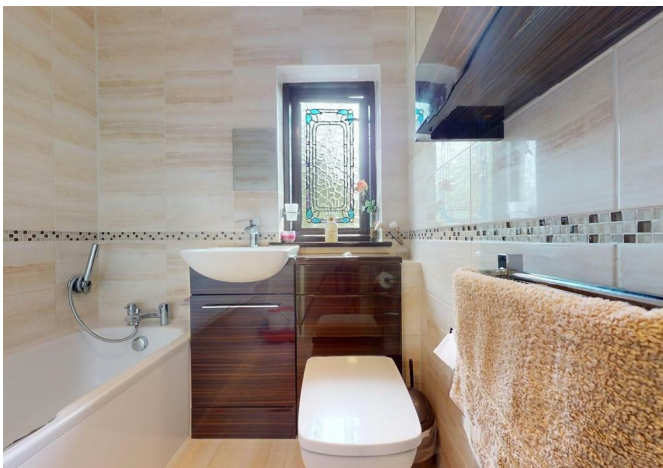**BARRAIN**
LONDON

Robin Crescent, London, E6 5XA
Offers in excess of £650,000

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Very spacious and very well maintained, with a new kitchen and bathroom, this semi-detached house in quiet Robin Crescent is just a short walk to Beckton station. All 4 bedrooms on the first floor are doubles, which is very unusual feature. And ground floor living accommodation is also very spacious, including a through-lounge, separate kitchen, WC and sun room extension. Side access to the rear garden, a garage, drive, and a garden storage building make for convenient living.

The property is also extendable (STPP) on the side.

Families with school aged children will be pleased that area schools are excellent, including outstanding Brampton Primary and Brampton Manor Academy, Kingsford Community School, and Ellen Wilkinson Primary School, Conveniently, LIDL and ASDA supermarkets are just a few minutes away walking or driving, so shopping for the family will be quick and economical!

Great schools, supermarkets, the station and the park are all less than 15 minutes walk from your front door. Great choice for families and commuters! Call to arrange your viewing early!

Key Features

- 4 double bedrooms (one ensuite) in quiet close
- Spacious open plan lounge diner with sunroom extension
- 15 minute walk to Beckton Station
- Outstanding local schools
- Newly renovated kitchen and family bathroom, ground floor WC
- Very close to Lidl and ASDA supermarkets
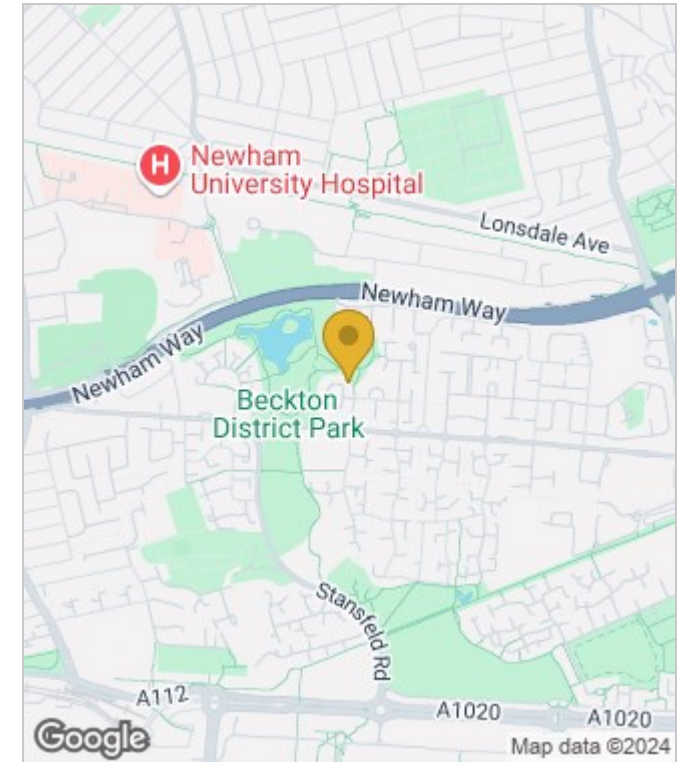- Garage with drive and large garden shed

Situation

Council Tax Band: E

Floor Plans

SHED
7'10" x 13'11"
2.38 x 4.24 m

PATIO
19'2" x 9'4"
5.83 x 2.83 m

PATIO
10'0" x 13'2"
3.06 x 4.02 m

SUNROOM
11'0" x 9'10"
3.36 x 3.00 m

KITCHEN
10'3" x 10'6"
3.13 x 3.20 m

DINING AREA
10'8" x 17'3"
3.24 x 5.26 m

BEDROOM
10'3" x 10'8"
3.12 x 3.25 m

BEDROOM
10'9" x 7'9"
3.28 x 2.36 m

HALL
6'10" x 9'3"
2.09 x 2.82 m

BATHROOM
7'5" x 6'0"
2.27 x 1.83 m

BATHROOM
7'5" x 2'10"
2.27 x 0.87 m

HALL
3'3" x 9'3"
0.99 x 2.83 m

WC
2'5" x 6'4"

LIVING ROOM
14'8" x 14'6"
4.48 x 4.43 m

BEDROOM
10'6" x 11'7"
3.20 x 3.53 m

PRIMARY BEDROOM
10'6" x 12'11"
3.20 x 3.95 m

GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 132 m²/1,421 sq ft
GROUND FLOOR: 73 m²/787 sq ft, FIRST FLOOR: 59 m²/634 sq ft
EXCLUDED AREAS: SHED: 10 m²/109 sq ft, PATIO: 28 m²/298 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Tel: 02037807991 | Email: enquiry@barrain.co.uk
www.barrain.co.uk

BARRAIN
LONDON