

FREEHOLD



House - End Terrace

32 CHURCH ROAD,
LONDON, E12 6AQ

Asking price

£550,000

FEATURES

- Freehold
- Prime Location
- Newly Refurbished Kitchen & Bathroom
- Double Glazing
- Spacious Living
- High Rental Yield
- Cellar for Extra Storage
- Gas Heating



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4 Bedroom House - End Terrace located in London

Ground Floor

Reception room

25'1" x 10'5"

A spacious and elegant living area, ideal for both relaxation and entertaining. The front-facing bay window floods the room with natural light, creating a bright and welcoming atmosphere perfect for family gatherings or quiet evenings in.

Kitchen

16'2" x 10'2"

This newly refurbished kitchen has been meticulously designed with functionality in mind, offering generous counter space and ample storage, perfect for home cooking and family meals. Equipped with premium appliances and contemporary finishes, it seamlessly combines style with exceptional practicality.

Conservatory

22'7" x 16'0"

Offering direct access to the garden, the conservatory is a flexible space that could be transformed to suit a variety of needs. Whether envisioned as an additional living or dining area, or a dedicated home office or relaxation space, its potential is limited only by the buyer's imagination.

Garden

28'0" x 17'11"

A well-sized private garden, perfect for outdoor dining, barbecues, or creating a tranquil green space in the heart of the city.

First Floor

Master Bedroom

14'11" x 13'2"

A generously sized double bedroom with space for a king-size bed, wardrobes, and additional furnishings. The high ceilings and large windows enhance the feeling of space and light.

Second Bedroom

10'9" x 9'3"

A well-appointed bedroom offering versatile functionality, suitable for guests, children, or as a home office. The space is designed to provide both comfort and practicality, with sufficient room for a double bed or an office configuration.

Third Bedroom

10'10" x 9'8"

A well-proportioned bedroom, offering a versatile space for various uses. This room provides a comfortable and intimate environment.

Bathroom

6'9" x 5'3"

A modern and sophisticated bathroom, equipped with a high-quality three-piece suite, featuring a bathtub with an overhead shower, a washbasin, and a toilet.

Second Floor

Fourth Bedroom

14'11" x 9'9"

A beautifully converted loft bedroom, creating a cosy and private retreat. Perfect as a guest bedroom, home office, or additional living space.



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Council Tax Band
C

Church Road, E12 **Approximate Gross Internal Area = 1609 sq ft / 149.5 sq m**

Restricted Height = 52 sq ft / 4.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

