



SPENCER JAMES
RESIDENTIAL

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**** Three Bedrooms ****

**** Two Bathrooms ****

**** Living Room and Separate Kitchen ****

**** Off Street Parking ****

**** Rear Garden ****

**** Recently Renovated ****

**** EPC: D / Council Tax Band: C ****

**** Floor Area: 810 Sq/Ft (75.2 Sq/M) ****



Barge House Road, London, E16

£425,000 (Freehold)

Spencer James are pleased to offer this three bedroom/two bathroom end of terrace house located within walking distance of King George V DLR.

Internally the recently renovated property comprises a spacious living room, sperate modern kitchen and a ground floor wc to the ground floor. To the first floor there are three bedrooms with the master benefitting from a modern en-suite shower room in addition to further modern family bathroom.

Externally the property boasts off street parking in addition with side access leading to a rear garden measuring 31' x 20'. Further benefits include gas central heating and majority UPVC double glazing.

The property is located within convenient walking distance of King George V DLR with easy links to the Elizabeth Line.

Accommodation Comprises:

Entrance Hall

Door to under-stair cupboard , wall mounted radiator, laminate wood effect flooring, with carpet to stairs and first floor landing.

Kitchen 9' 10" x 8' 0" (2.99m x 2.44m)

Fitted with a range of wall and base level units with roll top work surfaces incorporating a four ring hob with extractor fan, electric oven, integrated fridge freezer, washing machine and dishwasher. UPVC double glazed window to front aspect, wall mounted boiler, tiled flooring.

Lounge/Diner 14' 4" x 14' 4" (4.37m x 4.37m)

Double glazed sliding doors providing access to rear garden, wall mounted radiator, laminate wood effect flooring.

Ground Floor WC

Low level wc, wash hand basin with mixer tap over, wall mounted radiator, tiled splash back.

First Floor Landing

Carpeted flooring, UPVC double glazed window to side aspect, loft ladder providing access to loft area.

Bedroom One 12' 6" x 10' 10" (3.81m x 3.30m)

UPVC double glazed window to front aspect, wall mounted radiator, built-in wardrobe, door to en-suite, laminate wood effect flooring.

En-Suite Shower Room

Three piece suite comprising of low level wc, wash hand basin and shower cubicle. Radiator. Tiled flooring.

Bedroom Two 12' 8" x 8' 4" (3.86m x 2.54m)

Double glazed window to rear aspect, laminate wood effect flooring, wall mounted radiator.

Bedroom Three 9' 3" x 5' 9" (2.82m x 1.75m)

Double glazed window to rear aspect, laminate wood effect flooring, wall mounted radiator.

Family Bathroom

Three piece suite comprising of a panelled bath and shower screen and attachment, wash hand basin and low level wc. Radiator. Tiled flooring.

Externally

Private rear garden with side access measuring 31'10 x 20'4, off street parking for one car.

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Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale





