





TOTAL FLOOR AREA: 82.14sq m (191.9 sq ft) approx.
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Kurtis Property are pleased to present this charming three-bed terraced house located on Patrick Road in Plaistow.

This delightful property boasts a South East facing front comprising of a bright and airy open plan lounge/diner and contemporary fitted kitchen on the ground floor, perfect for entertaining guests or relaxing with your family. Ascending to the first floor you will find three cosy bedrooms as well as a well-maintained modern bathroom, ensuring your comfort and convenience.

Externally you will find a circa North West facing 22' private rear garden as well as a front garden.

The property is within close proximity to a range of good schools, including Central Park Primary School and the well-renowned Brampton Manor Secondary School. The property is also within close proximity to Central Park.

Don't miss out on the chance to own this wonderful home in Plaistow. Contact us today to arrange a viewing and take the first step towards making this house your new home/investment!

Entrance Porch

Via double glazed uPVC door into entrance porch with double glazed windows to front and flank, tiled flooring, further door into:

Entrance Hall

Exposed wooden flooring, radiator, ceiling light, opening to:

Open Plan Lounge/Diner

7.51m x 3.87m (24'7" x 12'8")

Double glazed square bay window to front, exposed wooden flooring, radiator, two ceiling chandeliers, under stair storage, double glazed uPVC door to rear garden, opening to:



Kitchen

4.60m x 2.33m (15'1" x 7'7")

Range of fitted wall and base units, worktop with tiled splashback, one and half bowl sink with drainer, integrated oven, integrated four ring electric hob with extractor, integrated bar fridge, integrated bar freezer, two ceiling lights, radiator, space and services for washing machine, tiled flooring, double glazed uPVC door to rear

First Floor Landing

Via stairs with carpet runner, light, loft hatch, doors to:

Bedroom One

3.87m x 3.39m (12'8" x 11'1")

Double glazed window to front with radiator under, exposed wooden flooring, ceiling light

Bedroom Two

3.34m x 2.23m (10'11" x 7'3")

Double glazed window to rear with radiator under, fitted carpet, ceiling light

Bedroom Three

2.43m x 2.33m (7'11" x 7'7")

Double glazed window to rear with radiator under, fitted carpet, ceiling light

Bathroom

2.17m x 1.43m (7'1" x 4'8")

Suite comprising low level WC, hand wash basin with wall-mounted tap, wall-mounted heated mirror with LED lights, heated towel rail, bathtub with power shower and shower screen, wall-mounted extractor fan, wall-mounted boiler with access panel, tiled bath panel, part-tiled walls, tiled flooring, obscure double glazed window to flank, ceiling light

Exterior

6.73m (22'0")

The rear garden measures circa 22', mainly laid lawn with security lighting and an IP rated double socket. To the front is a gated front garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		66	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- Brampton Manor Catchment
- Contemporary Bathroom
- Contemporary Kitchen
- Exposed Wooden Floors
- Close Proximity to Central Park
- Potential to Extend (s.t.p.p)
- Good Transport Links
- Easy Access to A13
- Close to Local Shops & Amenities
- EPC 66D