



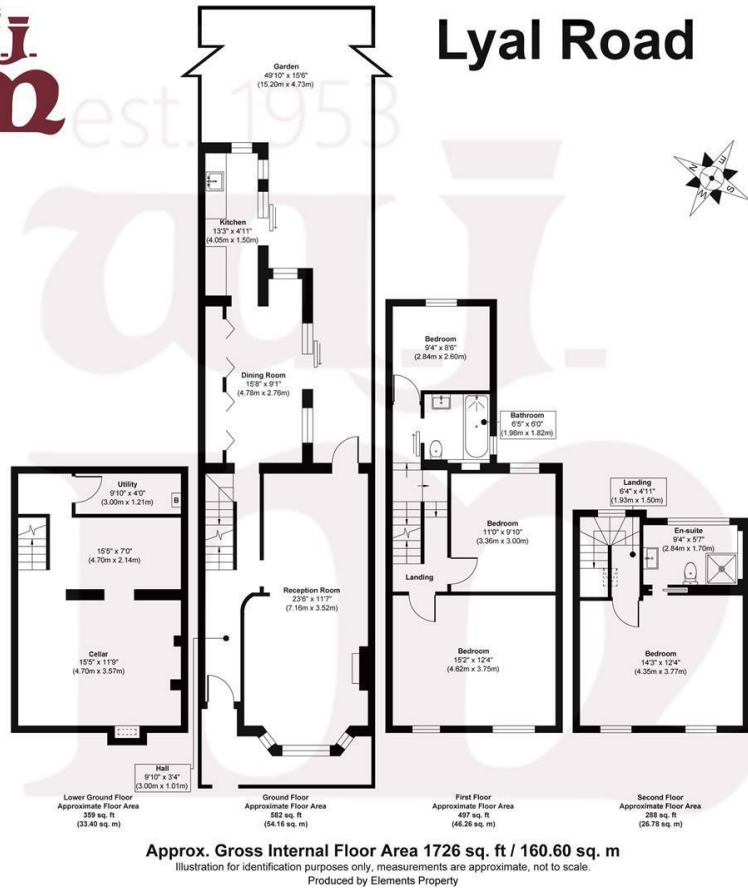
LYAL ROAD, MILE END E3

£1,300,000

- Close to victoria park
- 1726 sq ft of total space
- On doorstep of roman road market & cafes
- Double glazed timber sash windows
- East facing garden
- Residents permit parking

wj.
meade

Lyal Road



WJ Meade are delighted to present this beautiful four bedroom Victorian terraced house within the Medway Conservation Area. Blending high specification interiors alongside original period features, this wonderful family home is arranged across three floors amassing over 1367 sq ft plus a functional basement of a further 359 sq ft which incorporates a utility room, storage and all kinds of possibilities. The master bedroom is within the recently added mansard extension, with dramatic vaulted ceilings and a luxurious en suite shower room. There is a family bathroom on the first floor, alongside the further three bedrooms, with the ground floor dedicated to social space as a through reception room and kitchen/dining room both enjoying access out to the enclosed rear garden.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £n/a
Ground rent £n/a
Reserve fund £n/a
n/a years lease
Council tax band E
Current EPC Rating 61

