



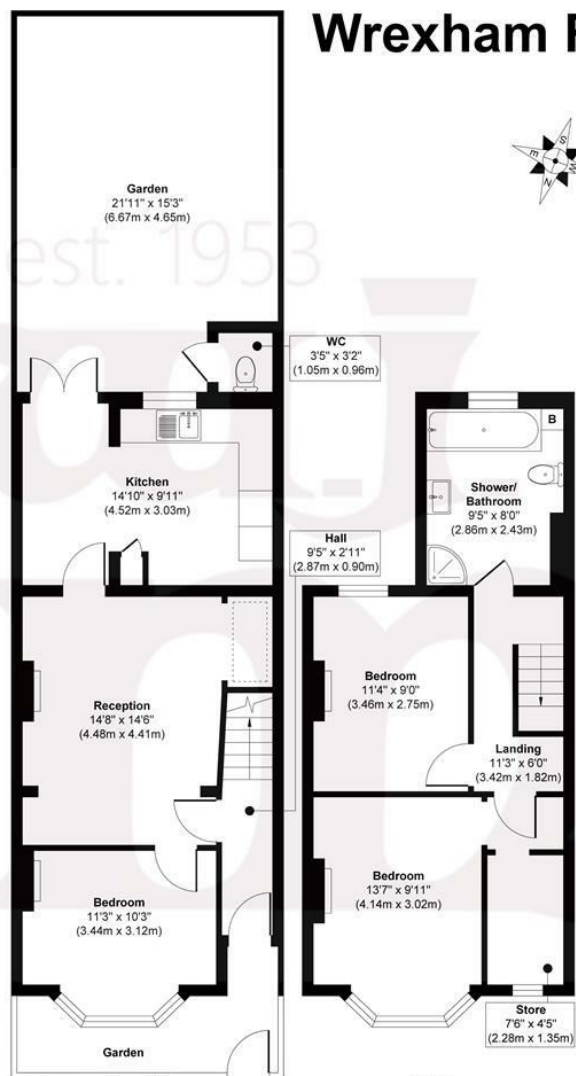
WREXHAM ROAD, E3

£775,000 F/H

- Edwardian Period Home
- Potential to Extend (STPP)
- South Facing Garden
- Tree Lined Street
- Residential Permit Parking
- Chain Free

wj.
meade

Wrexham Road



WJ Meade are delighted to present this Edwardian terraced house set on a popular no-through road, part of the Fairfield Road Conservation Area. Configured with two reception rooms and eat-in kitchen across the ground floor, with two double bedrooms, one with additional study/store room insert, and a four piece bathroom suite on the first floor. To the rear there is a nice size, south facing enclosed garden. Situated close to Grove Hall Park and a short walk from Bow Church DLR and Bow Road tube station.

Council tax band E
Current EPC Rating 65
Tenure: Freehold



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.