



Sullivan Avenue,

£440,000



Reeds Rains

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Sullivan Avenue, London

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Absolutely fantastic size house with great potential. Currently being used as TWO FLATS, we understand from the seller that building regs and planning were not obtained, should you proceed with the purchase of the property these details should be checked by your solicitor. The property is semi-detached with parking to the side. Excellently positioned for the DLR. EPC Grade D

ENTRANCE HALL

carpet as laid, stairs to first floor

LOUNGE

3.51m x 3.15m (11'6" x 10'4")
window to front, laminated flooring

DINING ROOM

4.19m x 3.15m (13'9" x 10'4")
window to rear, radiator, laminated flooring

BATHROOM

3.07m x 0.79m (10'1" x 2'7")
panelled bath, wash hand basin, laminated flooring, tiled surround

GROUND FLOOR KITCHEN

3.12m x 2.31m (10'3" x 7'7")
roll work top surface with wall and base units, sink with mixer tap, window to rear, wall mounted boiler, gas cooker and oven, vinyl flooring

GROUND FLOOR WC

low level WC, wash hand basin, laminated flooring

LANDING

window to side, radiators, access to loft

BEDROOM 1

3.35m x 2.82m (11'0" x 9'3")
window to front, radiator, carpet as laid

BEDROOM 2

2.92m x 2.84m (9'7" x 9'4")
window to rear, radiator, carpet as laid

BEDROOM 3

3.43m x 2.64m (11'3" x 8'8")
window to front, radiator, carpet as laid

KITCHEN

roll work top surface with wall and base units, window to rear, space for cooker and washing machine, tiled flooring

FIRST FLOOR BATHROOM

wash hand basin, panelled bath, laminated flooring

FIRST FLOOR WC

1.70m x 0.84m (5'7" x 2'9")
window to side, wash hand basin, low level WC, radiator, wall mounted boiler

REAR GARDEN

LETTINGS

Reeds Rains Estate Agents also offer a professional, ARLA accredited Lettings and Management service. If you are considering renting your property in order to purchase, are looking at a buy-to-let, or would like a free review of your current portfolio then please call Elliot Muharrem, Lettings Manager, on 0207 474 9157.

FLOORPLAN



For full EPC please contact the branch



