Sandra Davidson
ESTATE AGENTS

Rectory Road, London, E12 6JA

Guide Price £480,000

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London, E12 6JA

Local Authority: NEWHAM
Tax Band: C

Guide Price £480,000

- EPC RATING:
- WELL MAINTAINED
- CHAIN FREE!!
- GUIDE PROCE £480,000 - £500,000
- THREE BEDROOM HOUSE
- SCOPE TO FURTHER EXTEND (stpp) & MODERNISE
- CLOSE TO HIGH STREET AMENITIES & TRANSPORT LINKS!
- CALL NOW TO VIEW

Nestled on the charming Rectory Road in London, this delightful house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a serene living environment. The two spacious reception rooms provide ample space for relaxation and entertaining, allowing you to host gatherings or enjoy quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in a desirable area, this property benefits from excellent transport links and local amenities, making it easy to access the vibrant heart of London while enjoying the tranquillity of a residential neighbourhood.

This house on Rectory Road is not just a place to live; it is a home where memories can be made. Whether you are looking to settle down or invest in a property with great potential, this charming residence is certainly worth considering.

ENTRANCE
Via glazed door into enclosed porch with further glazed door into entrance hall with; tiled flooiring, fitted carpet, radiator, decorative coving, stairs to first floor, stairs down to dry cellar, door sto:

RECEPTION 15'8" x 12'2" (4.78m x 3.70m)
Double glazed bay window to front, radiator, laminate, wood flooring, timber fire surround,

KITCHEN AREA 8'3" x 6'11" (2.51m x 2.11m)
Fitted wall and base units, work surface with tiled upstand, four ring hob with extractor hood over, one and half bowl sink with drainer, space and service for washing machine, tiled flooring, spotlights to ceiling, opening to:

DINING AREA 12'10" x 10'8" (3.90m x 3.25m)
Double glazed French doors to rear into Lean-To, tiled flooring, radiator, decorative coving, ceiling fan-light inset to ceiling rose, timber fire surround,

LEAN-TO
Space and services for washing machine, windows to rear, door to rear garden, door to:

WC
Low level WC, pedestal hand wash basin, wall mounted boiler, light

FIRST FLOOR LANDING
Fitted carpet, access to loft space, light, doors to:

BEDROOM ONE 15'2" x 10'9" (4.62m x 3.27m)
Double glazed bay window to front, fitted carpet, ceiling rose with inset fan-light, fitted cupboards, two wall mounted lights

BEDROOM TWO 12'10" x 11'6" (3.90m x 3.51m)
Double glazed window to rear, radiator, ceiling fan-light, fitted carpet

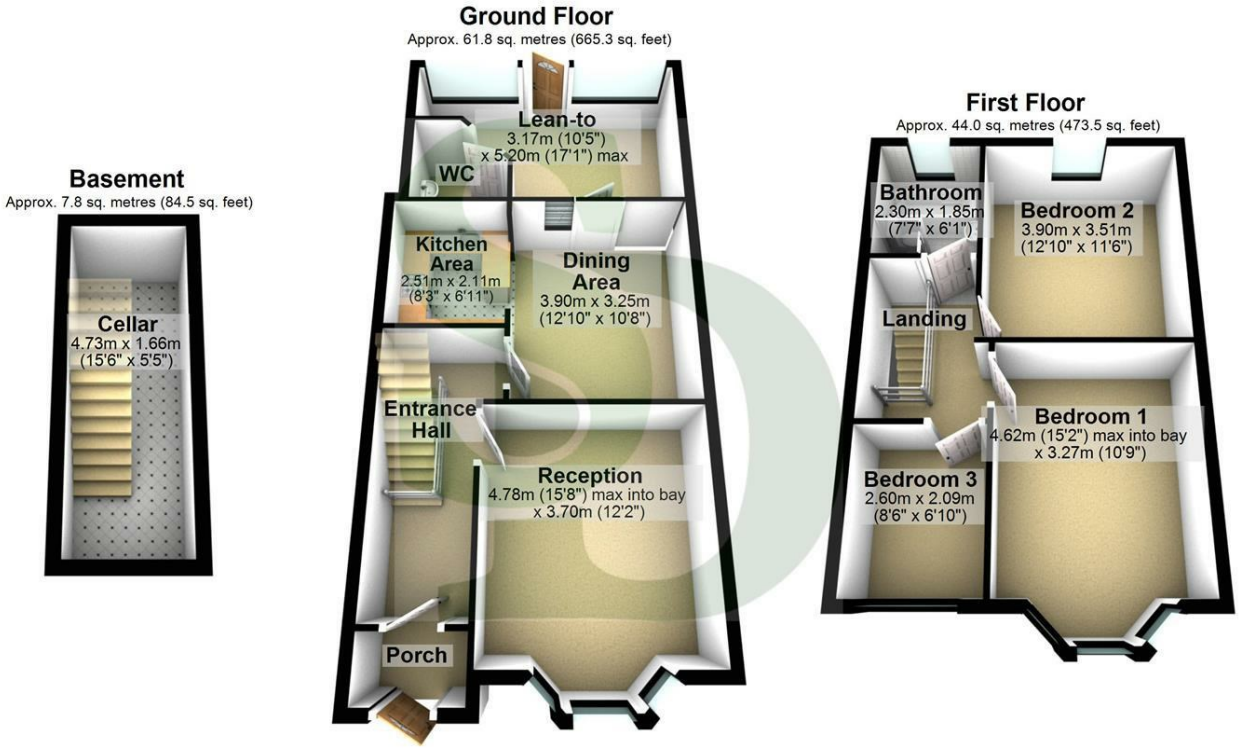
BEDROOM THREE 8'6" x 6'10" (2.60m x 2.09m)
Double glazed window to front, radiator, ceiling light, fitted carpet

BATHROOM
Suite comprising; bathtub with shower screen and shower over, enclosed walk in shower cubicle, low level WC, hand wash basin inset to vanity, wall mounted vanity mirror, chrome plated heated towel rail, tiled walls and flooring, extractor fan, spotlights to ceiling, double glazed window to rear

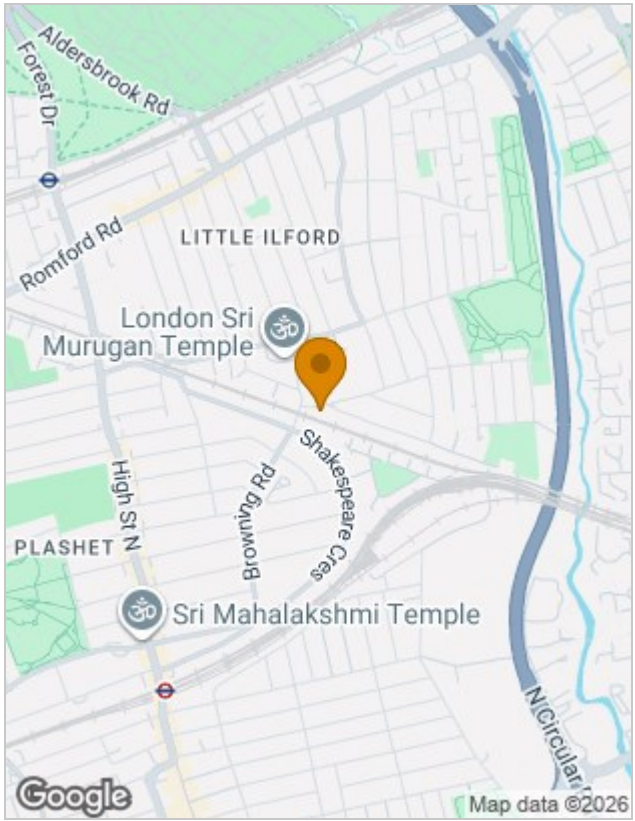
CELLAR 15'6" x 5'5" (4.73m x 1.66m)
Power and Light

EXTERIOR 32'9" (10m)
The rear garden measures approximately 33'

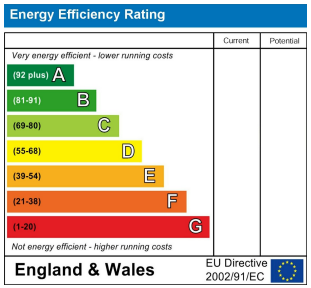
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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