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**** Four Bedroom House ****

**** Large Living Room/ Bedroom Five ****

**** Rear Garden 38' in Length ****

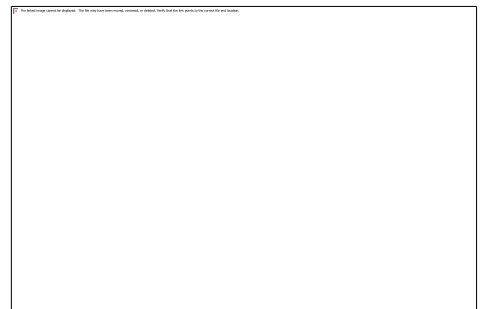
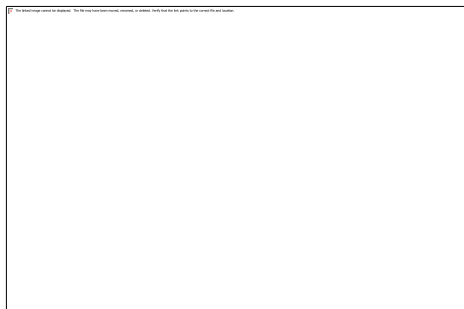
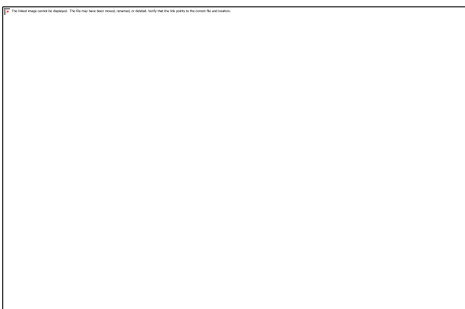
**** EPC - C / Council Tax - E ****

**** Four Bathrooms and Ground Floor WC ****

**** Integral Garage and Driveway ****

**** 24 Hour Security/Estate Office ****

**** Floor Area: 1413 Sq/Ft (Including Garage) ****



Fishguard Way, Galleons Lock, E16

£600,000 (Freehold)

This spacious four-bedroom semi-detached house offers ample scope for extension and renovation for buyers looking to add their stamp to make the ideal family home.

The property is currently arranged as a five-bedroom, four bathroom but can easily be converted back to a four bedroom with a reception room. The ground floor currently boasts a double length integral garage, a large kitchen/diner and ground floor wc.

To the first floor there is a living room/extra bedroom with an en-suite bathroom, two further bedrooms and shower room. To the second floor there is a further two double bedrooms both with en-suites.

Externally the property boasts a rear garden measuring 38' feet in length, driveway with off street parking for up to two cars leading to the integral garage.

The property has the added benefit of being located on a popular riverside development with 24-hour security/estate office and well maintained communal grounds and located within walking distance to King George V and Gallions Reach DLR stations with convenient links to the eagerly anticipated Elizabeth Line.

Entrance Hall

Kitchen/Diner 16' 3" x 15' 7" (4.95m x 4.75m)

Range of eye and base level units incorporating a sink with mixer tap, electric cooker with extractor over, fridge freezer. Wall mounted radiator, double glazed window to rear, double glazed door to rear garden. Tiled flooring.

WC

Two piece suite comprising of low level wc and wash hand basin with hot and cold tap over, vinyl flooring, wall mounted radiator.

Integral Garage

Up and over door. Power and light. Door to entrance hall.

First Floor Landing

Wall mounted radiator, carpet flooring.

Living Room/Bedroom Five 15' 7" x 10' 4" (4.75m x 3.15m)

Double glazed window to rear aspect, wall mounted radiator, carpeted floor. Door to:

En-Suite Shower Room

Three piece suite comprising a shower cubicle, low level wc and hand wash basin.

Bedroom Three 10' 4" x 8' 8" (3.15m x 2.64m)

Double glazed window to front aspect, wall mounted radiator, carpeted flooring.

Bedroom Four 9' 4" x 6' 7" (2.84m x 2.01m)

Double glazed window to front aspect, wall mounted radiator, carpeted flooring.

Second Floor Landing

Cupboard housing hot water tank, carpeted flooring.

Bedroom One 15' 7" x 9' 6" (4.75m x 2.89m)

Double glazed window to front aspect, wall mounted radiator, carpeted flooring. Door to:

En-Suite Shower Room

Three piece suite comprising a shower cubicle, low level wc and hand wash basin.

Bedroom Two

Double glazed window to rear aspect, wall mounted radiator, carpeted flooring. Door to:

En-Suite Bathroom

Three piece suite comprising a panelled bath and shower attachment, low level wc and hand wash basin. Radiator. Tiled Flooring.

Externally

Rear garden measuring approximately 38' in length. Off street parking leading to double length integral garage.

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