



## Durban Road

Approximate Gross Internal Area  
 Ground Floor = 49.5 sq m / 533 sq ft  
 First Floor = 34.8 sq m / 375 sq ft  
 Second Floor = 27.9 sq m / 300 sq ft  
 Total = 112.2 sq m / 1209 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Directions

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**3 Bed  
 House  
 located in London**



# 61 Durban Road London London

E17 5EA

Price Guide £550,000  
Freehold



GUIDE PRICE £550,000 - £575,000

TERRACED HOUSE --- THREE DOUBLE BEDROOMS --- OPEN PLAN --- ADDITIONAL WC --- LARGE GARDEN --- GREAT CONDITION ---

Nestled on the tranquil Durban Road in London, this charming three-bedroom house presents an ideal family home. The property boasts a spacious reception room, perfect for entertaining guests or enjoying family time. Each of the three double bedrooms offers ample space and comfort, ensuring a restful retreat for all family members.

The house is in great condition, allowing you to move in with ease and start making memories right away. A well-appointed bathroom caters to the needs of the household, while the additional study room provides a quiet space for work or study, making it a versatile addition to the home.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The driveway adds convenience, providing off-street parking for your vehicles.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

