



Sheringham Avenue, London, E12 5PE

£280,000



# Sheringham Avenue

London, E12 5PE

Local Authority: NEWHAM

Tax Band: B

- EPC RATING: D
- SHARE OF FREEHOLD
- KITCHEN/LOUNGE
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- CHAIN FREE
- FIRST FLOOR FLAT
- 27' OWN REAR GARDEN
- TWO BEDROOMS
- CLOSE TO HIGH ROAD SHOPS & AMENITIES
- CALL NOW TO VIEW!

Sandra Davidson Estate Agents are delighted to offer FOR SALE: Nestled in the charming area of Sheringham Avenue, London, this delightful CHAIN FREE flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in the bustling city.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere to unwind after a long day. The flat features a well-appointed bathroom, ensuring that all your daily needs are met with ease.

Sheringham Avenue is well-connected, offering a variety of local amenities, including shops, cafes, and parks, all within easy reach. The surrounding area is known for its friendly community and vibrant atmosphere, making it a wonderful place to call home.

In summary, this flat on Sheringham Avenue presents a fantastic opportunity for anyone looking to enjoy the best of London living in a comfortable and convenient setting. Don't miss your chance to make this charming property your own.



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## ENTRANCE

Via communal front door, further door into entrance hall with laminate flooring, carpeted stairs to first floor landing with; laminate flooring, access to loft space, radiator, light, doors to:

## LOUNGE AREA 11'7" x 10'4" (3.54m x 3.14m)

Double glazed window to flank, radiator, laminate flooring, light, opening to:

## KITCHEN AREA 7'1" x 10'4" (2.16m x 3.14m)

Fitted wall and base units, work surface with tiled upstand, four ring gas hob with extractor hood over, one bowl sink with drainer, space and services for washing machine, wall mounted boiler, light, tiled flooring, double glazed window to rear, double glazed door with steps down to garden

## BEDROOM ONE 14'2" x 15'1" (4.33m x 4.60m)

Double glazed bay window to front, further double glazed window to front, radiator, laminate flooring, light



**BEDROOM TWO** 12'6" x 9'10" (3.80m x 3.00m)  
Double glazed window to rear, radiator, carpeted flooring,,  
fitted cupboard, light

**BATHROOM**  
Suite comprising; Bathtub, low level WC, hand wash  
basin inset to vanity, chrome plated heated towel rail, tiled  
walls and flooring, extractor fan, light, two double glazed  
windows

**EXTERIOR** 29'6" (9m)  
The rear garden measures approximately 27'







## Floor Plans



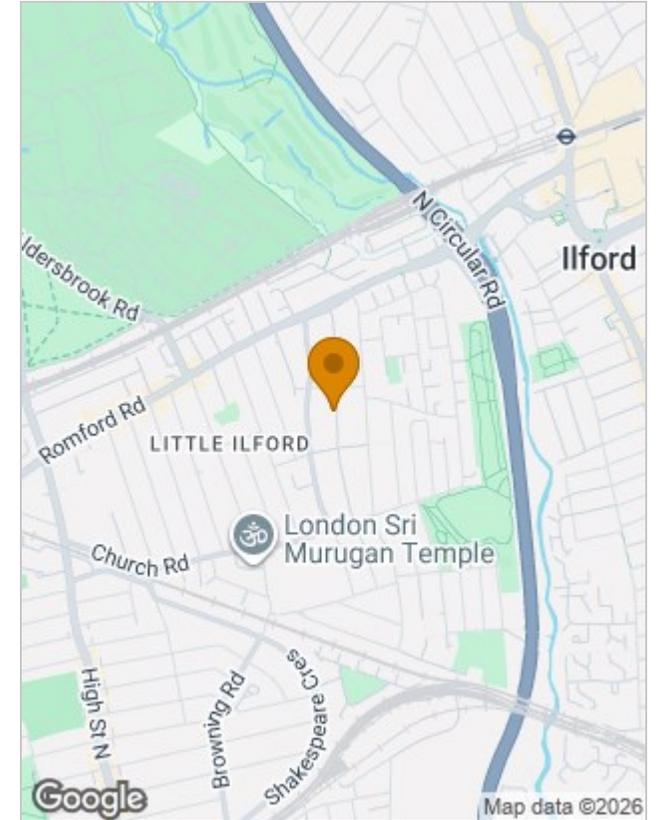
## Viewing

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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## Location Map



## Energy Performance Graph

