



Cranbrook Lettings

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SALES • LETTINGS • MANAGEMENT



3

Bedrooms



1

Bathroom



Guide Price £490,000 -- £510,000

Located in the popular and well-connected area of London E6, this attractive mid-terrace house is offered **for sale** and provides spacious, versatile accommodation, making it an excellent choice for families, first-time buyers, or investors.

Upon entering the property, you are welcomed by a bright entrance hallway leading to two generously sized reception rooms, offering flexible living and dining spaces to suit a variety of lifestyles. The fitted kitchen is well-equipped with a gas hob, oven, and ample worktop and storage space, with convenient access to the private rear garden.

The ground floor also benefits from a family bathroom, complete with a shower, wash basin, and WC, finished with contemporary fittings.

On the first floor, the property offers three well-proportioned bedrooms, each enjoying plenty of natural light and providing comfortable living accommodation. A separate first-floor WC adds further convenience for family living.

Externally, the property features a private, enclosed rear garden, ideal for relaxing, entertaining, or childrens play. To the front, there is on-road permit holder parking available.

Situated on Oakfield Road, this home enjoys a convenient location close to a range of local shops, schools, parks, and everyday amenities. Excellent transport links, including nearby bus routes and train stations, provide easy access into Central London and surrounding areas, making it an ideal location for commuters.

Combining generous living space, practical features, and a highly convenient location, this three-bedroom terraced home presents an excellent opportunity for buyers looking to establish themselves in the sought-after London E6 area.

The property has an **EPC rating of D** and falls within **Council Tax Band C**.

Vacant possession. Contact us to arrange a viewing.

Agents Note - The above details have been provided in good faith and will need to be verified by the respective solicitors.

Cranbrook Lettings Ltd is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Successful buyers will be required to complete anti-money laundering and proof of funds checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	64	85
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Oakfield Road, E6

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	58	83
England, Scotland & Wales		
	EU Directive 2002/91/EC	

