







Malvern Road, London, E6 1LS

Asking Price £425,000

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Malvern Road

London, E6 1LS

Local Authority: NEWHAM

Tax Band: C

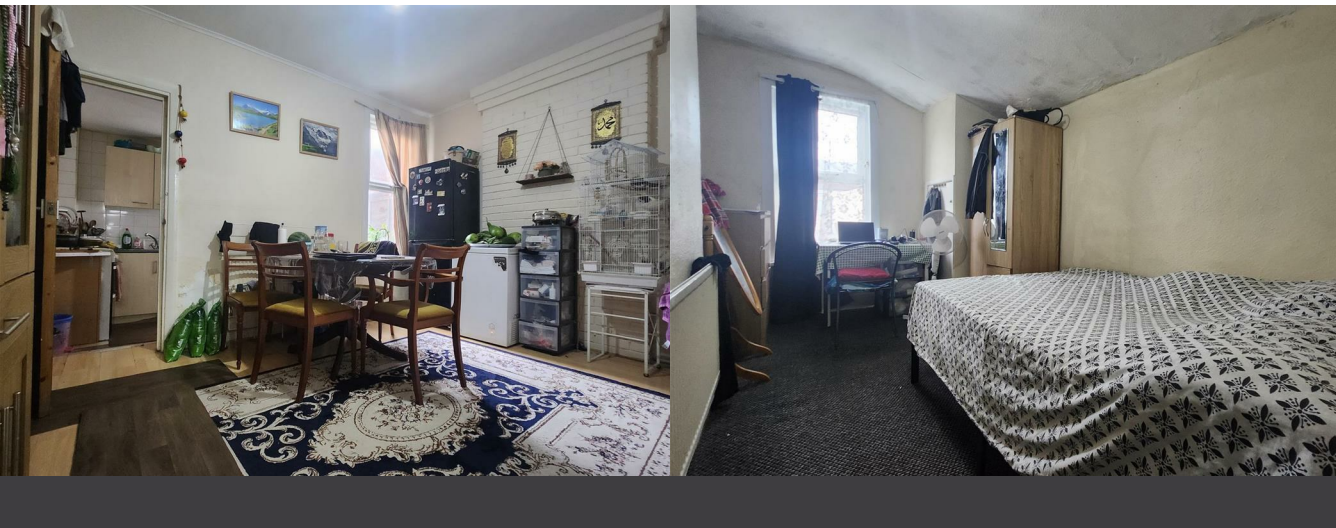
- EPC RATING: tbc
- TWO RECEPTIONS
- OWN REAR GARDEN
- WALKING DISTANCE TO EAST HAM STATION
- THREE BEDROOMS
- SCOPE TO EXTEND(stpp) & MODERNISE
- CHAIN FREE!
- SITUATED OFF KATHERINE ROAD'S MANY SHOPS AND AMENITIES

Sandra Davidson Estate Agents are delighted to present this charming terraced house located on the desirable Malvern Road in London. This delightful property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-proportioned layout includes three comfortable bedrooms, making it an ideal home for families or those seeking extra space.

The house features a well-appointed bathroom, ensuring convenience for all residents. The property is filled with potential, allowing you to personalise it to your taste and style. The terraced design offers a sense of community while still providing privacy.

Situated in a vibrant area of London, this home benefits from excellent transport links and local amenities, making it easy to access the best that the city has to offer. Whether you are looking for a peaceful retreat or a lively urban lifestyle, this property is perfectly positioned to meet your needs.

With its appealing features and prime location, this terraced house on Malvern Road is a wonderful opportunity for anyone looking to invest in a home in London. We invite you to arrange a viewing and discover the potential this property has to offer.



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ENTRANCE

Via glazed door into entrance hall with laminate wood flooring, radiator, light, stairs to first floor, doors to:

RECEPTION 12'5" x 10'5" (3.78m x 3.18m)

Double glazed bay window to front, laminate wood flooring, light, radiator

LOUNGE/DINING ROOM: 13'2" x 13'3" (4.01m x 4.04m)

Double glazed window to rear, laminate wood flooring, access to under stair storage, radiator, light

KITCHEN 6'10" x 8'6" (2.08m x 2.60m)

Fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer, freestanding four ring gas cooker, wall mounted boiler, space and services for washing machine, tiled flooring, light, double glazed window to flank, double glazed door to flank into garden, door to:



BATHROOM

Suite comprising; bathtub, low level WC, pedestal hand wash basin, radiator, tiled floor, extractor fan, light, double glazed window to rear

LANDING

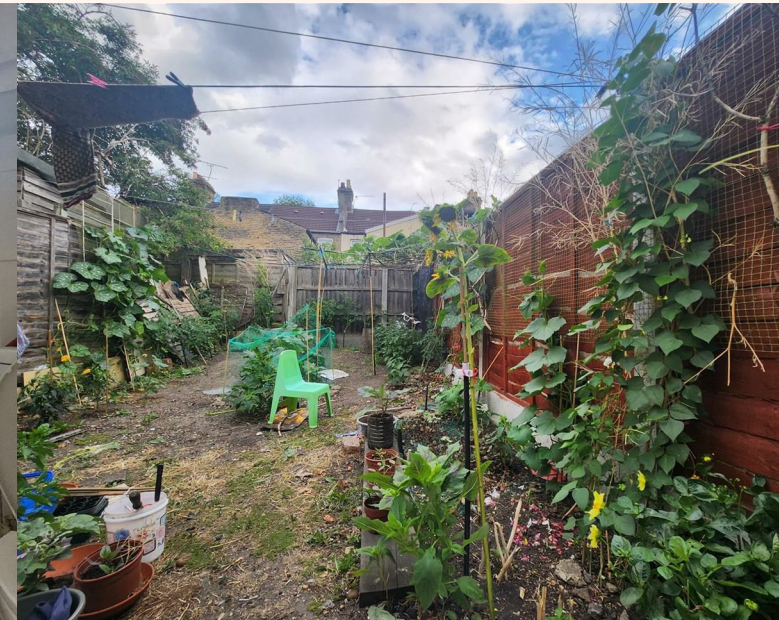
Fitted carpet, access to loft space, light, doors to:

BEDROOM ONE 9'11" x 13'9" (3.02m x 4.18m)
Double glazed windows to front, fitted carpet, light

BEDROOM TWO 7'0" x 8'6" (2.14m x 2.60m)
Double glazed window to rear, fitted carpet, light

BEDROOM THREE 13'3" x 8'6" (4.03m x 2.60m)
Double glazed window to rear, fitted carpet, radiator, light

EXTERIOR 29'6" (9m)
The rear garden measures approximately 30'



Floor Plans



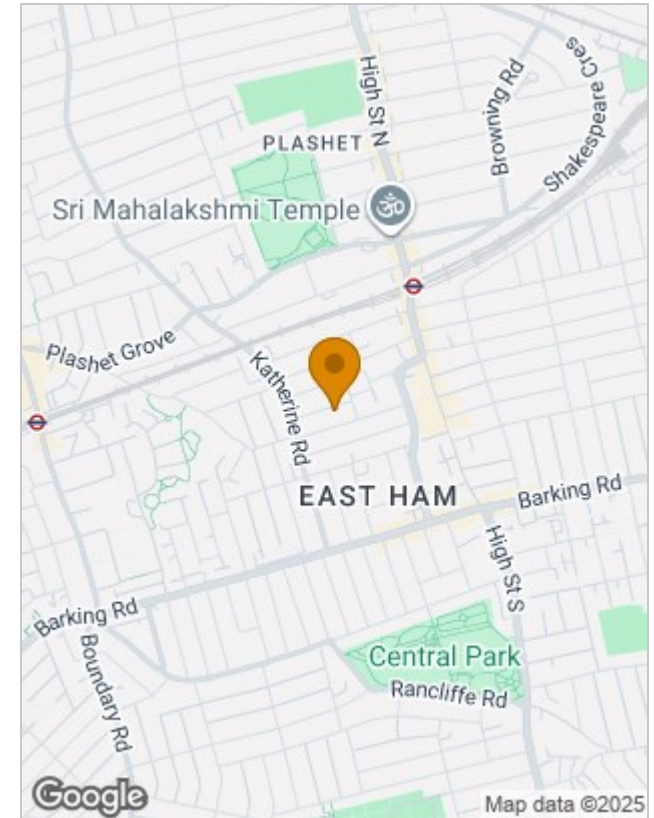
Viewing

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

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	