



Waghorn Road, London, E13 9JG

£550,000





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# Waghorn Road

London, E13 9JG

- Three Bedrooms
- Through Reception Lounge
- Local shops and amenities nearby
- First Floor Bathroom
- Upton Park Station within walking distance

Nestled on Waghorn Road in the vibrant area of Upton Park, this charming three-bedroom house presents an excellent opportunity for a variety of buyers. With Upton Park Station just a stone's throw away, commuting into central London is both convenient and efficient. The property is also ideally situated near Green Street, where a plethora of local shops and amenities await, ensuring that everything you need is right on your doorstep.

Upon entering, you are welcomed by a spacious through lounge reception, perfect for both relaxation and entertaining. The well-appointed kitchen and dining room provide a functional space for family meals and gatherings. The first floor boasts three comfortable bedrooms, offering ample space for a growing family or guests. A family bathroom completes this level, catering to all your daily needs.

This property not only offers a comfortable living space but also presents great potential for expansion, subject to planning permission. Whether you are a first-time buyer looking to make your mark, someone seeking to upsize from your current home, or an astute investor looking for a promising opportunity, this house is sure to meet your needs.

With its prime location and versatile living spaces, this property is a must-see for anyone looking to settle in a lively and well-connected part of London. Don't miss the chance to make this house your new home.

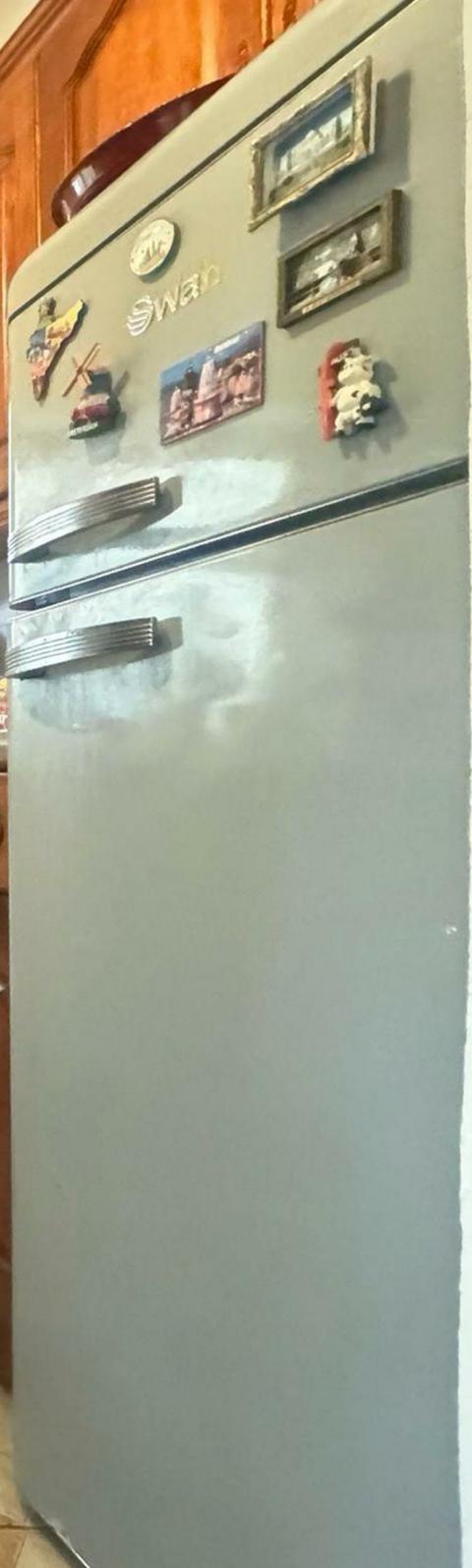


ENTRANCE	19'11" x 6'7" (6.06m x 2.00m)
THROUGH LOUNGE RECEPTION	12'8" x 13'11" (3.86m x 4.23m)
KITCHEN	9'3" x 12'3" (2.81m x 3.73m)
DINING ROOM	9'11" x 12'3" (3.01m x 3.73m)
BEDROOM ONE	13'1" x 14'4" (4.00m x 4.38m)
BEDROOM TWO	9'10" x 10'10" (3.00m x 3.30m)
BEDROOM THREE	9'8" x 12'2" (2.95m x 3.71m)
BATHROOM FIRST FLOOR	7'3" x 7'10" (2.20m x 2.40m)
EXTERIOR	59'0" (18)



Directions

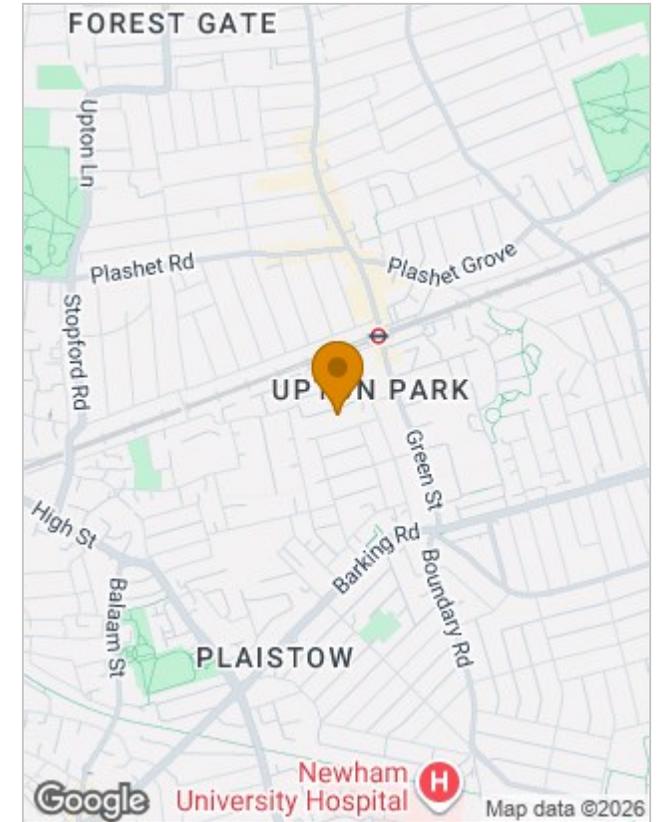




## Floor Plans



## Location Map



## Energy Performance Graph

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

## 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.