



Roman Road, London, E6 3SL

Offers In Excess Of £425,000









# Roman Road

London, E6 3SL

Local Authority: NEWHAM

Tax Band: C

- EPC RATING 66D
- THREE BEDROOM HOUSE
- TWO BATH/SHOWER ROOMS
- SCOPE TO EXTEND (stpp) AND MODERNISE
- CHAIN FREE
- THREE RECEPTIONS
- 50' REAR GARDEN
- CALL NOW TO VIEW!!

Nestled on the charming Roman Road in London, this delightful mid-terrace house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting three well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The three bedrooms provide comfortable accommodation, making it ideal for family living.

The property is ripe for modernisation, allowing new owners to put their personal stamp on it and create a space that truly reflects their style. Additionally, there is scope to extend the property, subject to planning permission, which could further enhance its appeal and value.

Available chain-free, this home is ready for immediate occupation, making it an attractive option for those looking to move quickly. Situated in the vibrant E6 area, residents will benefit from a range of local amenities, schools, and transport links, ensuring easy access to the wider city.

This three-bedroom, three-reception family home on Roman Road is a rare find, offering both potential and comfort in a sought-after location. Don't miss the chance to make this property your own.



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## ENTRANCE

Via French doors into entrance hall with vinyl flooring, light, carpeted stairs to first floor, access to under stair storage, doors to

## RECEPTION

13'1" x 13'10" (3.98m x 4.21m)

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

## LOUNGE

11'0" x 13'10" (3.36m x 4.21m)

Double glazed window to rear, light, laminate flooring, radiator

## KITCHEN

7'7" x 6'7" (2.32m x 2.00m)

Fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer, four ring gas hob with extractor hood over, space and services for washing machine, vinyl flooring, light, glazed door to:

## LOUNGE/DINER

9'5" x 15'3" (2.86m x 4.66m)

Two double glazed windows to rear, double glazed door to rear garden, tiled flooring, light, bi-fold door to:

## SHOWER ROOM

Suite comprising; enclosed walk-in shower cubicle, low level WC, pedestal hand wash basin, tiled walls and flooring, light

## LANDING





### BEDROOM ONE 11'1" x 12'4" (3.37m x 3.76m)

Two double glazed windows to front, radiator, laminate flooring, light

### BEDROOM TWO 11'1" x 12'4" (3.38m x 3.76m)

Double glazed window to rear, radiator, laminate flooring, light, wall mounted boiler

### BEDROOM THREE 8'0" x 7'3" (2.43m x 2.21m)

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

### BATHROOM

Suite comprising; Bathtub, low level WC, pedestal hand wash basin, vinyl flooring, tiled walls, light, radiator, double glazed window to rear

### EXTERIOR 45'11" (14m)

The rear garden measures approximately 46'

### Agents Note

None of the services have been tested by Sandra Davidson Estate Agents, Buyers are advised to rely on their own enquiries



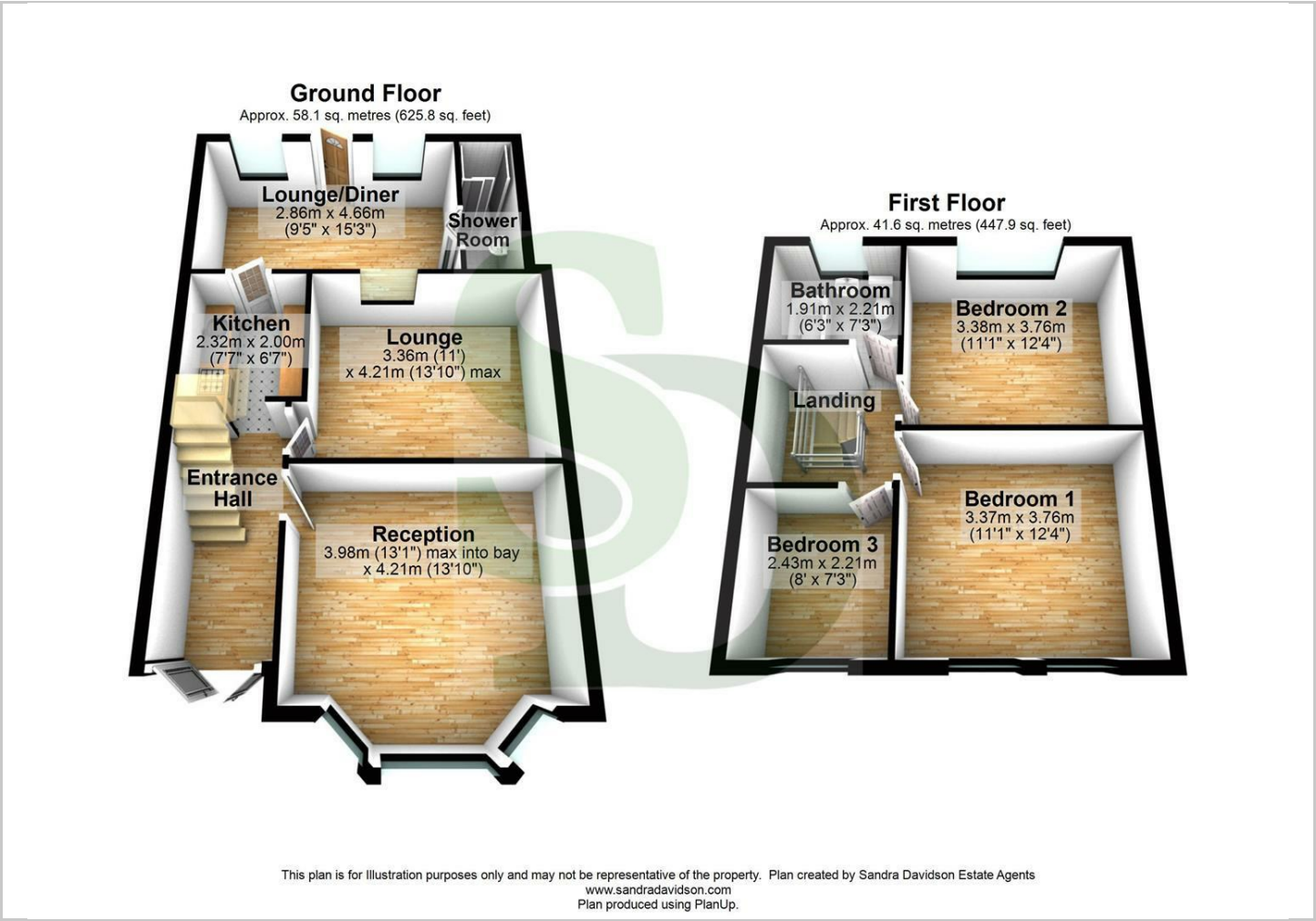




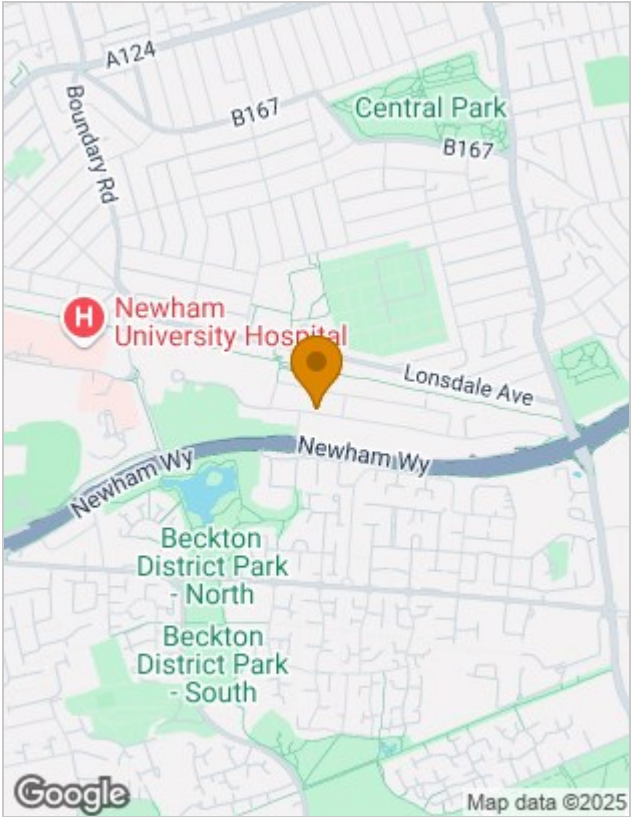




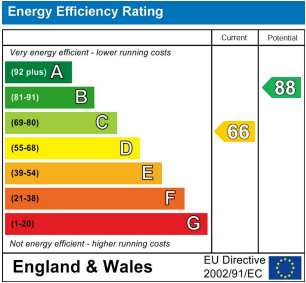
Floor Plans



Location Map



Energy Performance Graph



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.