



Sixth Avenue, London, E12 5PU

Offers Over £550,000









# Sixth Avenue

London, E12 5PU

Local Authority: Newham  
Tax Band: C

- EPC RATING C
- THREE RECEPTIONS
- LOW MAINTANANCE REAR GARDEN
- CHAIN FREE
- THREE/FOUR BEDROOMS
- GROUND FLOOR SHOWER ROOM - FIRST FLOOR BATHROOM
- SCOPE TO FURTHER EXTEND (subject to planning)
- CLOSE TO LOCAL SHOPS, TRANSPORT LINKS & AMENITIES

Sandra Davidson Estate Agents are delighted to offer FOR SALE; Nestled in the heart of London on the prestigious Sixth Avenue, this splendid house offers an exceptional living experience for families and professionals alike. With an impressive three double bedrooms, this property provides ample space for comfortable living, ensuring that everyone has their own sanctuary.

The house features a welcoming reception area, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to maximise both space and light, creating a warm and inviting atmosphere throughout.

With two well-appointed bathrooms, morning routines and family life are made effortless, catering to the needs of a busy household. The property is ideally situated, providing easy access to local amenities, schools, and transport links, making it a prime choice for those seeking convenience in the bustling city.

This residence is not just a house; it is a home where cherished memories can be made. Whether you are looking to settle down in a vibrant community or seeking a spacious abode in London, this property on Sixth Avenue is a remarkable opportunity that should not be missed.



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## ENTRANCE

**RECEPTION** 11'11" x 11'7" (3.65m x 3.55m)  
Double-glazed window to the front. Radiator.

**LOUNGE** 11'3" x 9'9" (3.45m x 2.99m)  
Double-glazed window to the rear. Radiator.

**LIVING ROOM** 17'5" x 9'4" (5.32m x 2.85m)  
Double glazed window to the side. Radiator.

**KITCHEN**  
Fitted wall and base units, work surface, 2 x four ring gas hobs with extractor hoods over, one bowl sink with drainer, double glazed window to rear, double glazed door to rear into garden

**STUDY/BEDROOM FOUR** 9'7" x 7'3" (2.94m x 2.21m)  
Double-glazed window to the rear. Radiator.

**SHOWER ROOM** 9'1" x 3'9" (2.78m x 1.16m)  
Shower cubicle, wash hand basin and low flush w.c.

## STAIRS TO FIRST FLOOR





**BEDROOM ONE** 15'4" x 11'11" (4.69m x 3.65m)  
Double-glazed window to the front. Radiator.

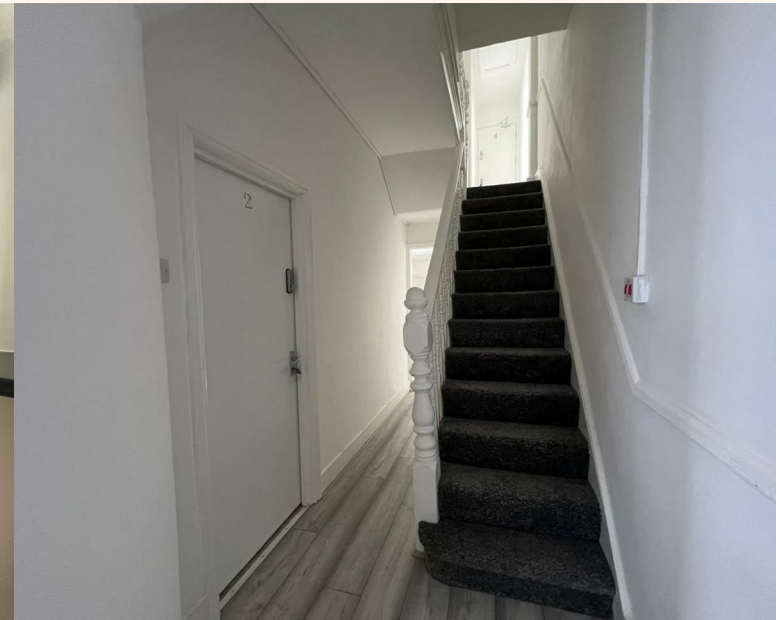
**BEDROOM TWO** 11'5" x 9'9" (3.49m x 2.99m)  
Double-glazed window to the rear. Radiator.

**BEDROOM THREE** 10'7" x 9'4" (3.24m x 2.87m)  
Double-glazed window to the rear. Radiator.

**BATHROOM** 6'11" x 6'1" (2.13m x 1.86m)  
Panelled bath, wash hand basin and low flush w.c.

**EXTERIOR** 23' (7.01m)  
The rear garden is circa 23' in depth.;

**AGENTS NOTE**  
No service or appliances have been tested by Sandra Davidson Estate Agent.













Floor Plans

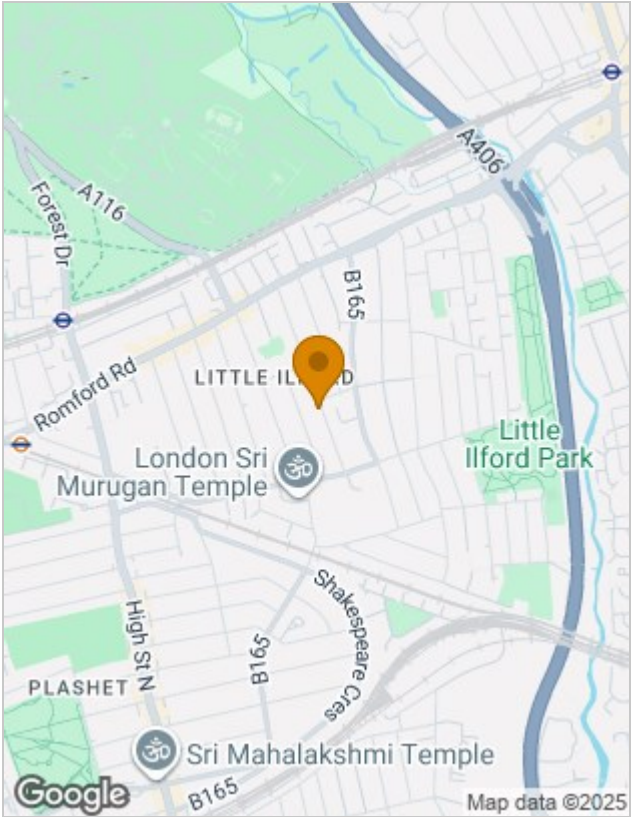


Viewing

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.

Location Map



Energy Performance Graph

