



South Esk Road, London, E7 8EZ

Offers In Excess Of £575,000



South Esk Road

London, E7 8EZ

Local Authority: Newham
Tax Band: C

- THREE DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- WALKING DISTANCE TO GREEN STREET
- LOCAL SHOPS AND AMENITIES NEARBY
- EPC RATING: TBC
- TWO LARGE RECEPTION
- RECENTLY RENOVATED
- EAST HAM/UPTON PARK STATION WITHIN WALKING DISTANCE
- POTENTIAL TO EXTEND INTO THE LOFT (DOUBLE DORMER) AND FURTHER GROUND FLOOR EXTENSION (STP)

Nestled on South Esk Road in the vibrant area of Forest Gate, this charming three-bedroom mid-terrace house presents an excellent opportunity for families and professionals alike. Within a short stroll to the bustling Green Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities.

Upon entering the property, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying family time. The large kitchen is a highlight, featuring a lean-to that serves as a convenient utility room, ensuring that daily chores are kept out of sight. The ground floor also boasts a well-appointed bathroom and an extended area at the rear, currently utilised as an office, complete with a shower room for added convenience.

The first floor comprises three generously sized double bedrooms, providing ample space for relaxation and rest. Additionally, there is potential for further expansion into the loft area, with the possibility of a double dormer, subject to planning permission. This feature allows for the opportunity to customise the home to suit your needs.

One of the standout features of this property is the solar income scheme, which offers an annual payment ranging from £1,500 to £2,000, depending on weather conditions. This financial benefit, with 15 years remaining, adds an attractive element to the property, making it not only a lovely home but also a smart investment.

This property is not only a comfortable family home but also a canvas for future enhancements, making it a wise investment in a sought-after location. With its blend of space, functionality, and potential, this house is sure to appeal to those looking to settle in a lively community. Don't miss the chance to make this delightful property your own.

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ENTRANCE 20'6" x 3'1" (6.24m x 0.95m)

Via high security front door consisting of 6 dead lock bolts with a internal metal core. front door into entrance hall, laminated flooring, decorative coving, feature ceiling light, carpeted stairs to first floor, doors to:

RECEPTION ONE 14'0" x 12'4" (4.26m x 3.75m)

Double glazed bay window to front, one radiators, two ceiling roses with inset lights, fitted carpet, decorative coving, original fire place.

RECEPTION TWO 11'0" x 10'8" (3.35m x 3.24m)

Double glazed window to rear, one radiators, two ceiling roses with inset lights, fitted carpet, decorative coving.

KITCHEN/DINING AREA 12'6" x 9'9" (3.80m x 2.97m)

Fitted wall and base units, quartz work surface with backsplash, five ring gas hob with extractor hood over, one and half bowl undermounted sink with drainer, space and services for American style fridge freezer, integrated oven grill, integrated dish washer, tiled flooring, two double glazed sash opening windows to side, spotlights to ceiling, glazed door to:

GROUND FLOOR BATHROOM

Suite comprising; bathtub with shower screen and shower over with hidden faucet, wall hung hand wash basin inset to vanity, low level WC, chrome plated heated towel rail, tiled walls and flooring, spotlights to ceiling, extractor fan, double glazed window to flank





LEAN-TO 22'5" x 5'8" (6.82m x 1.73m)
Used for storage however currently used as a utility room. Door to rear garden

OFFICE 10'3" x 6'4" (3.12m x 1.92m)
Fitted shelves, fitted cupboard, radiator, wood flooring

SHOWER ROOM (OFFICE) 10'3" x 3'1" (3.12m x 0.95m)
Suite comprising; walk-in shower enclosure with rainfall effect shower, low level WC with hidden cistern, hand wash basin inset to vanity, chrome plated heated towel rail, tiled walls and flooring, extractor fan, spotlights to ceiling

BEDROOM ONE 12'4" x 15'9" (3.75m x 4.80m)
Fitted laminated flooring, double glazed window to front with radiator under, ceiling light, full length fitted wardrobes.

BEDROOM TWO 10'6" x 10'11" (3.20m x 3.32m)
Fitted laminated flooring, double glazed window to rear with radiator under, ceiling light, full length fitted wardrobes.

BEDROOM THREE 14'1" x 9'1" (4.29m x 2.78m)
Fitted laminated flooring, double glazed window to rear with radiator under, ceiling light,

EXTERIOR 60 (18.29m)
The rear garden measures approximately 60'







Floor Plans



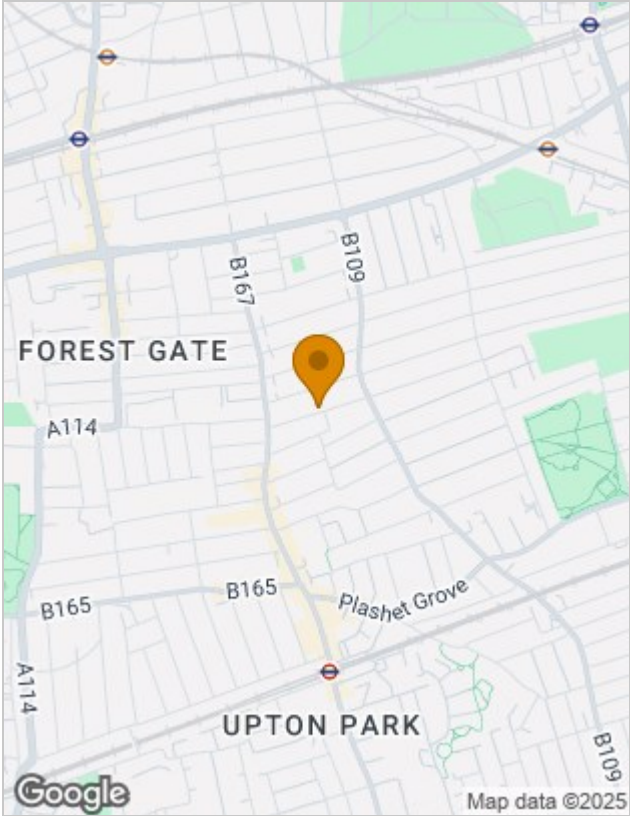
Viewing

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