





We are pleased to offer for sale this three bedroom mid terraced house in this quiet location. This property benefits from gas central heating, double glazing throughout, an open plan kitchen breakfast room and front and rear garden. It is conveniently located for local amenities and transport links to barking.

#### ENTRANCE HALL

Double glazed security door into entrance hall with radiator, phone point, power points, wood laminate flooring and doors to:

#### RECEPTION ONE

4.06 into bay x 3.10 (13'4" into bay x 10'2")  
Semi circular bay window to the front with double glazed casement windows, radiator, power points, tv aerial, gas fire and opening to reception two.

#### RECEPTION TWO

3.23 x 3.18 (10'7" x 10'5")  
Radiator, power points, glass sliding patio doors to breakfast room.

#### KITCHEN/BREAKFAST ROOM

5.99 max x 4.60 max (19'8" max x 15'1" max)  
L-shaped room with a range of wall and base storage units, inset two bowl sink with drainer, space for washing machine, fridge freezer, cooker, boiler and double glazed casement windows to the rear. There is a double glazed door to the rear garden and sliding doors into reception two.

#### FIRST FLOOR LANDING

Loft access, storage cupboard, power point and doors to:

#### BEDROOM ONE

4.06 into bay x 2.95 (13'4" into bay x 9'8")  
Double glazed semi circular bay window, fitted wardrobes, radiator, power points, tv aerial and phone point.

#### BEDROOM TWO

3.18 x 2.87 (10'5" x 9'5")  
Double glazed casement window to the rear, power points, phone point and radiator.

#### BEDROOM THREE

2.18 x 1.93 (7'2" x 6'4")  
Double glazed casement window to the front, power points, phone point and radiator

#### BATHROOM

Panel bath, pedestal wash hand basin, radiator, part tiled walls, pull cord light switch and double glazed casement window to the rear.

#### WC

Low level wc, radiator, pull cord light switch and double glazed casement window to the rear.

#### REAR GARDEN

Rear garden laid to lawn.

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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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- Three Bedrooms
- Kitchen/ Breakfast Room
- Gas Central Heating
- Rear Garden
- Mid Terraced
- Double Glazed Windows
- Near Local Amenities
- Near Local School