



Withy Mead, London, E4

BUTLER & STAG



Guide Price £525,000 - £550,000

A well-proportioned and versatile four-bedroom mid-terrace home arranged over three floors, offering approximately 1,025 sq ft of accommodation and ideally suited to families, professionals or investors alike.



Freehold

- Mid Terraced Family Home
- Four Bedrooms
- Spacious Lounge/Dining Area
- Downstairs Shower Room
- Great Location
- Off Street Parking

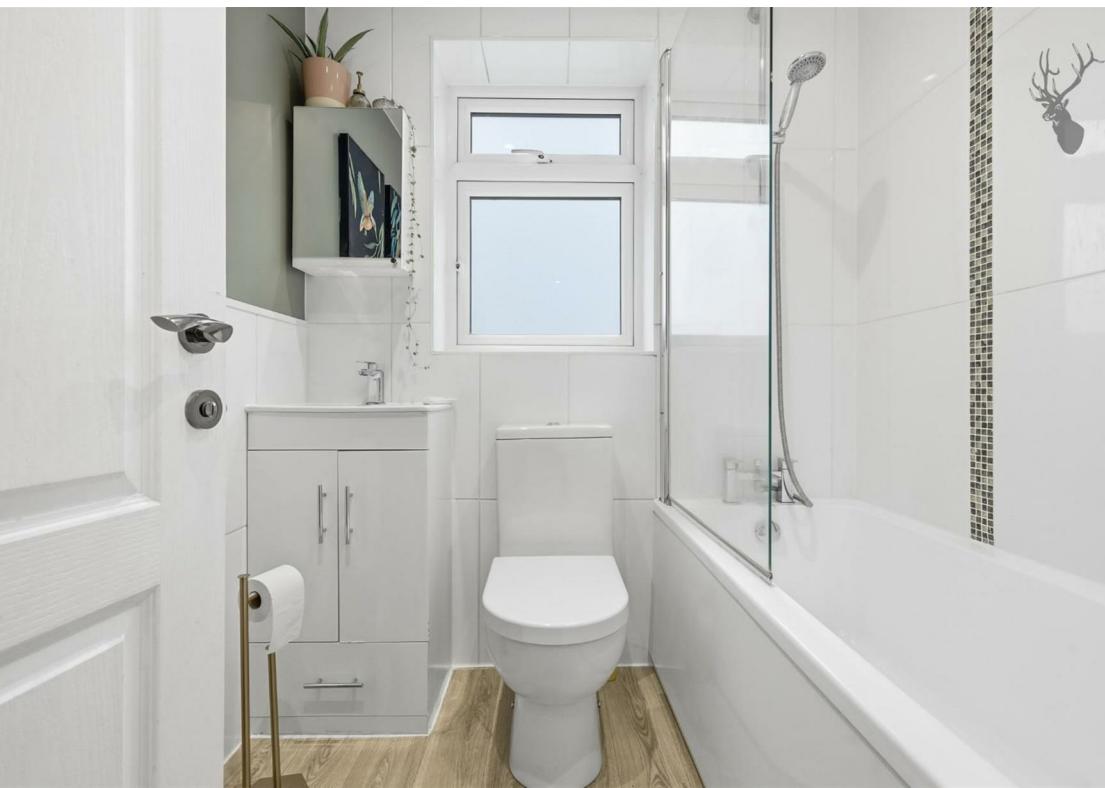
The property is entered via an entrance hall leading through to a spacious living room, providing ample space for both relaxing and dining. To the rear, the kitchen is generously sized and well laid out, with room for appliances and food preparation, and benefits from direct access to a ground-floor shower room, adding valuable convenience.

The first floor offers two well-balanced double bedrooms along with a family bathroom, accessed from a central landing. Stairs rise to the second floor, which comprises two further bedrooms, making this an ideal layout for growing families, home working, or guest accommodation.

The accommodation is bright and flexible throughout, with well-defined room sizes that lend themselves to a variety of furnishing options. The layout makes excellent use of space across all three floors.

Situated in a convenient residential location, the property is well placed for local amenities, transport links and everyday services.





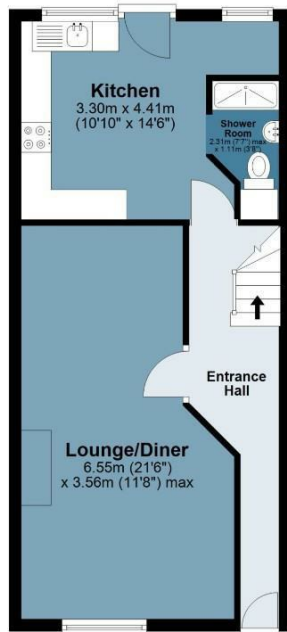
Withy Mead

Approx. Gross Internal Area 91.7 sq. metres (987.5 sq. feet)

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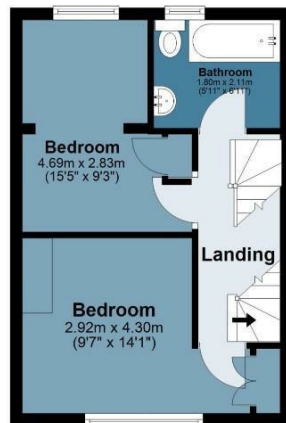
Ground Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



Second Floor

Approx. 20.8 sq. metres (223.5 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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