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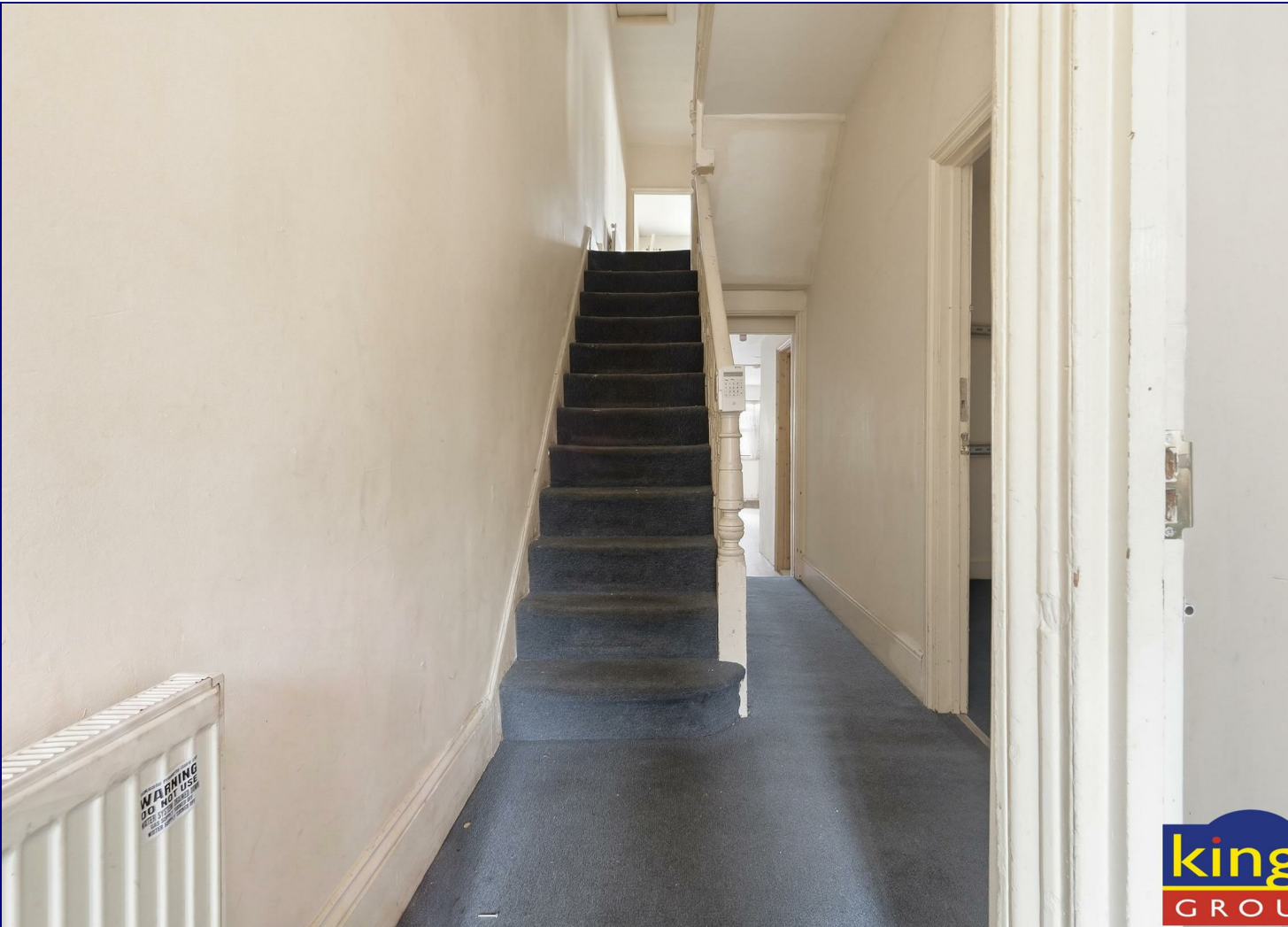
Gwendoline Avenue, London, E13 0RF
Asking Price £475,000

Nestled on the charming Gwendoline Avenue in London, this delightful mid-terrace house offers a perfect blend of character and modern living. Spanning an impressive 1,152 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those seeking a comfortable home office.

Built in 1900, this residence retains a sense of historical charm while providing the potential for personalisation and enhancement. The property is chain-free, allowing for a smooth and efficient purchase process. Additionally, there is potential to extend the house, subject to planning permission, which offers exciting possibilities for those looking to create their dream home.

The location is particularly advantageous, with several local stations nearby, providing excellent transport links to the heart of London and beyond. This makes commuting a breeze and opens up a wealth of opportunities for work and leisure.

In summary, this property on Gwendoline Avenue is a wonderful opportunity for anyone seeking a spacious and versatile home in a vibrant London neighbourhood. With its charming features, potential for extension, and convenient transport links, it is sure to attract a variety of buyers. Do not miss the chance to make this house your new home.



Porch

Hallway

5'2">3'0" x 23'2" (1.57m>0.91m x 7.06m)

Double radiator, carpeted flooring and power points.

Reception One

10'9" x 11'6" (3.28m x 3.51m)

Double glazed bay window to front aspect, carpeted flooring, double radiator and power points.

Reception Two

9'7" x 10'10" (2.92m x 3.30m)

Double glazed window to rear aspect, carpeted flooring, double radiator and power points.

Bathroom

5'11" x 4'7" (1.80m x 1.40m)

Double glazed window to side aspect, shower cabin with mixer tap and shower attachment, hand wash basin with mixer tap, low level flush w/c and heater towel rail radiator.

Kitchen

15'6">10'2" x 21'6" (4.72m>3.10m x 6.55m)

Double glazed window to rear aspect, double radiator, laminate flooring, range of base & wall units with flat top work surfaces, integrated cooker with gas hob and electric oven, extractor fan with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine, power points and double glazed door leading to garden.

First Floor Bathroom

6'8" x 7'2" (2.03m x 2.18m)

Double glazed window to side aspect, panel enclosed with mixer tap and shower attachment, hand wash basin with mixer tap, low level flush w/c and heater towel rail radiator.

First Floor Landing

5'0" x 23'1" (1.52m x 7.04m)

Single radiator and carpeted flooring.

Bedroom One

10'10" x 15'1" (3.30m x 4.60m)

Double glazed bay window to front aspect, single radiator, carpeted flooring and power points.

Bedroom Two

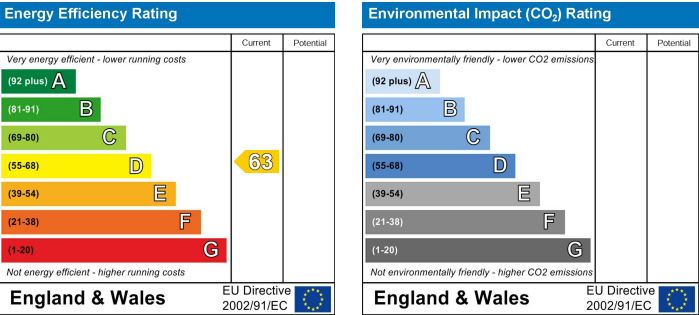
9'6" x 10'11" (2.90m x 3.33m)

Double glazed window to rear aspect, single radiator, carpeted flooring and power points.

Bedroom Three

10'2" x 11'1" (3.10m x 3.38m)

Double glazed window to rear aspect, single radiator, carpeted flooring and power points.

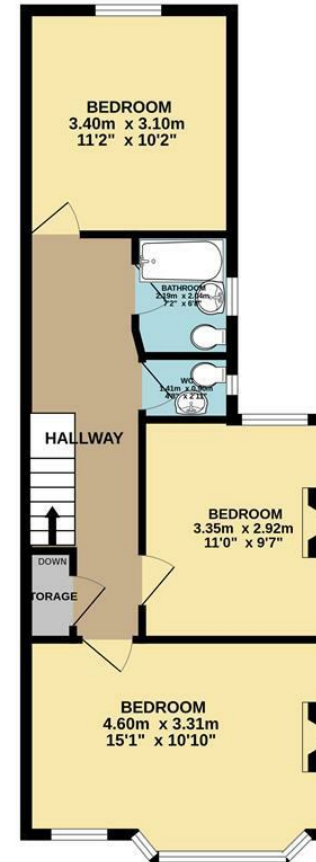
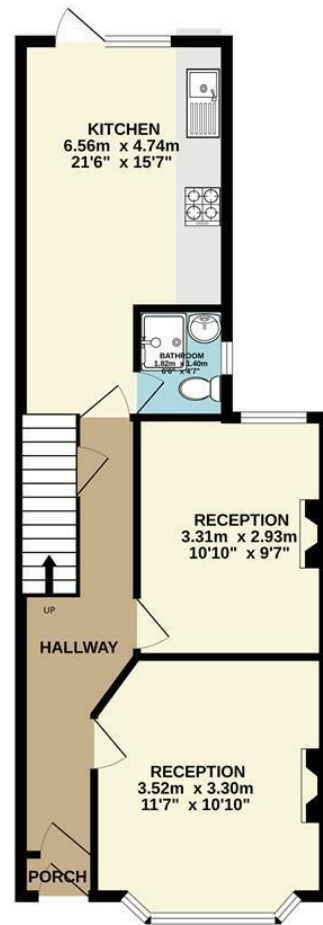






GROUND FLOOR
52.1 sq.m. (561 sq.ft.) approx.

1ST FLOOR
49.1 sq.m. (528 sq.ft.) approx.



TOTAL FLOOR AREA : 101.1 sq.m. (1089 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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