



Station Road, Forest Gate, London, E7 0ES

THREE BEDROOMS | TWO SHOWER ROOMS | LOUNGE | ARRANGED OVER TWO FLOORS
DOUBLE GLAZED | CENTRAL HEATING | LEASEHOLD | CHAIN FREE

Asking Price: £260,000

HUNTERS[®]
HERE TO GET *you* THERE

Station Road, Forest Gate, London, E7 0ES

Located within easy access to Forest Gate station, Forest Gate community school, High Street and shops. This chain free three bedroom property is arranged over two floors and is an ideal buy to let or first purchase.

COMMUNAL FRONT DOOR

To stairs leading to own front door to:

HALLWAY

With access to lounge and two bedrooms.

L-SHAPED KITCHEN

2.82m (9' 3") *narr* to 1.52m (5' 0") x 2.72m (8' 11") *narr* to 1.27m (4' 2")

Double glazed window to rear, radiator, wooden flooring, fitted wall and base units, roll edge work surface, sink and drainer, wall mounted boiler, door to shower room.

SHOWER ROOM

Shower cubicle with tiled splash walls, low level w.c, pedestal hand wash basin, radiator.

LOUNGE

2.64m (8' 8") x 2.62m (8' 7") *with recess*

Double glazed window to rear, radiator, laminated flooring, stairs leading down to kitchen and shower room.

BEDROOM ONE

3.56m (11' 8") x 2.36m (7' 9")

Double glazed window to front, radiator, wooden flooring.



BEDROOM TWO

3.66m (12' 0") x 1.83m (6' 0")

Double glazed window to front, radiator, laminated flooring.

LOFT ROOM/BEDROOM THREE

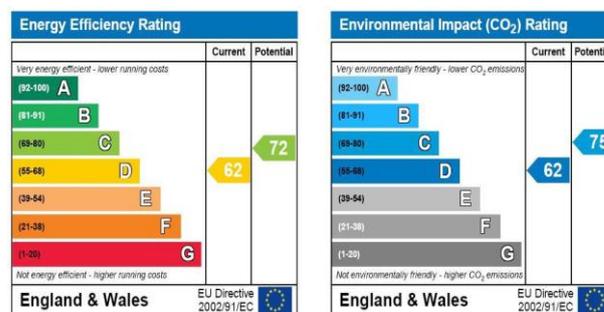
Skylight windows to front, double glazed window to rear, laminated flooring, door to en-suite.



EN-SUITE

Double glazed window to rear, low level w.c, pedestal hand wash basin, heated towel rail.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Mon - Fri: 8.30 am - 6.30 pm

Sat: 9.00 am - 4.30 pm

Sun: Closed

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.