



Walton Road, Plaistow, London, E13 9BP

TWO BEDROOMS | GROUND FLOOR FLAT | SHOWER ROOM | BATHROOM

CONSERVATORY | PRIVATE REAR GARDEN | UPTON PARK AND PLAISTOW STATION | EPC RATING - C

Guide Price: £240,000

HUNTERS[®]
HERE TO GET *you* THERE

Walton Road, Plaistow, London, E13 9BP

Spacious two bedroom flat boasting two bathrooms and private rear garden. Located close to both Upton Park and Plaistow station and local amenities.

RECEPTION

4.22m (13' 10") x 3.58m (11' 9")

Large double glazed bay window, wood effect laminated flooring, coving to ceiling, various power points.

KITCHEN

2.06m (6' 9") x 1.85m (6' 1")

Galley kitchen with a range of wall and base units, wood effect laminated flooring, rolling worktop with stainless steel sink with mixer tap, various power points.

BEDROOM ONE

3.30m (10' 10") x 2.95m (9' 8")

Spacious room with double glazed window, wood effect laminated flooring, various power points, coving to ceiling.

BEDROOM TWO

2.74m (9' 0") x 2.03m (6' 8")

Double glazed window to rear, wood effect laminated flooring, wall mounted gas central heating.

BATHROOM

Three piece suite comprising of panelled bath, wash hand basin, low flush w.c.

SHOWER ROOM

Shower cubicle, hand wash basin, low level w.c.

CONSERVATORY

7.77m (25' 6") x 4.44m (14' 7")

Double glazed window to rear leading onto garden, door to shower room.

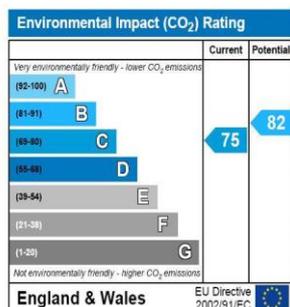
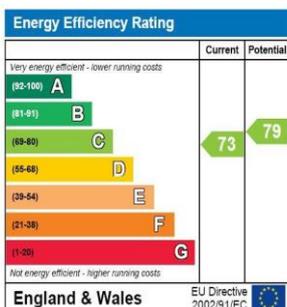
REAR GARDEN

Measures approx 20ft.

ENERGY EFFICIENCY RATING

EPC Rating - C-73

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.

