



Barking Road, Plaistow, London, E13 8HR

FOUR BEDROOMS | BATHROOM | KITCHEN | SEPARATE W.C | BOASTS EXCEPTIONAL ACCOMMODATION | NEW LEASE | SPLIT LEVEL CONVERSION | CHAIN FREE

Guide Price: £320,000 - £340,000

HUNTERS®
HERE TO GET *you* THERE

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Located on Barking Road with easy access to Canning Town station, plus bus links to Stratford and the City. This split level conversion boasts four bedrooms, separate bathroom, kitchen and lounge, double glazed, central heating and is being offered chain free.

ENTRANCE

Own front door to hallway with stairs to first floor rooms.

FIRST FLOOR LANDING

Access to all first floor rooms and stairs to second floor.

LOUNGE

Double glazed window to front, radiator.

KITCHEN

3.48m (11' 5") x 2.82m (9' 3")

Double glazed window to rear, fitted wall and base units, roll edge work surface, sink and drainer, fitted oven, grill and hob, extractor fan, wall mounted boiler.

BATHROOM

Double glazed window to side, low level w.c, pedestal hand wash basin, bath, tiled splash walls and flooring.

SEPARATE W.C

Double glazed window to side, low level w.c.

BEDROOM FOUR

Double glazed window to rear, radiator.

SECOND FLOOR

BEDROOM ONE

4.34m (14' 3") x 2.36m (7' 9")

Double glazed window to front, radiator.

BEDROOM TWO

3.86m (12' 8") x 3.10m (10' 2")

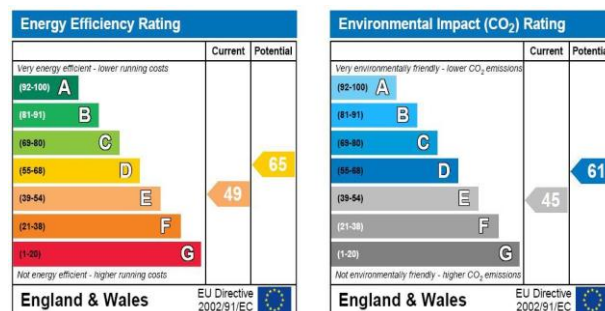
Double glazed window to rear, radiator.

BEDROOM THREE

3.38m (11' 1") x 2.39m (7' 10")

Double glazed window to front, radiator.

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.

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

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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.