

**FOR SALE**  
**Mitcham Road, London, E6 3NF**

**£439,999.00**  
**Freehold**



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# Property Features

- Spacious Through Lounge
- 3 Double Bedrooms
- Fitted Kitchen
- Ground floor Family Bathroom with Separate WC
- Double Glazing & Gas Central Heating
- Good Access to A13 Dual Carriageway
- Local Shops & Amenities Nearby
- Compact conservatory
- Rent Guaranteed

## Full Description

**FOR SALE - £439,999**

**Mitcham Road London E6 3NF**

**\*\*\*Ideal Investment Opportunity\*\*\***

Anistenhomes are pleased to offer this amazing 3-bedroom family home arranged over 3 floors boasting bright natural lighting. The property is conveniently located within walking distance from a range of shops and amenities on East Ham High Street South, Barking Road as well as the green open spaces of Central Park. A lovely, maintained accommodation throughout.

**Viewings are highly recommended. Call Anistenhomes to book your appointment and avoid disappointment.**

The main accommodation comprises the following (approximate dimensions in meters):

### **GROUND FLOOR**

#### ***Entrance:***

Wooden front door, double glazed front windows, Oak laminated flooring, and radiator. Door leading to reception room.

#### ***Reception Room (Overall room size 55.66m<sup>2</sup>):***

An open thru lounge which at present is used as part living lounge & diner. Sectioned as follows;

Living Lounge (4.15m x 3.26m) & Diner (4.27m x 3.35m)

Double Glazed windows, oak laminated flooring, radiator, rear door leading to kitchen. Fitted with ceiling lighting and wall sockets.



***Kitchen (2.64m x 2.50m):***

Fitted with abundance of base and wall mounted kitchen units allowing plenty of storage space. Rolling work tops with stainless-steel sink basin with mixer tap, fitted hob, oven, extractor, plumed for washing machine. Laid with black/white vinyl flooring to compliment the overall décor. Access door to ground floor bathroom & WC. Fitted with ceiling lights and wall sockets. Secondary glazed rear double windows and wooden window panelled door leading to the conservatory.

***Ground Bathroom (recently renovated):***

Fitted with panel bath with shower curtain, mixer tap & shower attachment. Hand wash basin with mixer tap with shower attachment. Hand wash basin with underneath bath base unit & with mixer tap. Tiled from floor to ceiling. Also fitted with wall mounted mirror cabinet, Double Glazed obscure window to rear aspect.

***Separate WC:***

Low level WC, single wall mounted radiator. Tiled from floor to mid wall level, top wall areas white paint.

***Conservatory (2.60m X 1.47m)***

Perspex roof covering, Wooden door leading to the garden.

***Rear Garden:***

Accessed via wooden door from conservatory. Laid with Concrete slabs flooring.

**FIRST FLOOR**

**First Floor Landing**

***Bedroom 2 (4.27m x 3.35m):***

Fitted with grey carpet, double glazed windows to the front, fitted wall radiator. Fitted with ceiling lighting and wall sockets. Fitted wardrobes for ample storage facility.

***Bedroom 3 (3.35m x 2.66m):***

Fitted with grey carpet, double glazed windows to the rear, fitted wall radiator. Fitted with ceiling lighting and wall sockets.

Landing & Corridor leading to 2nd floor loft bedroom.

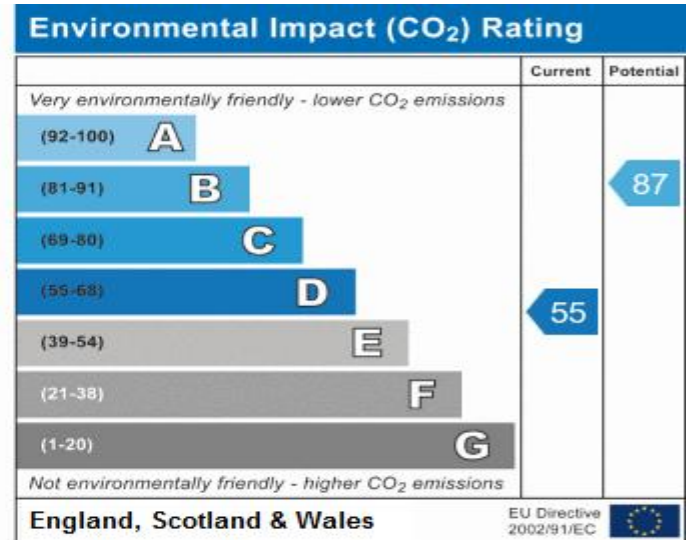
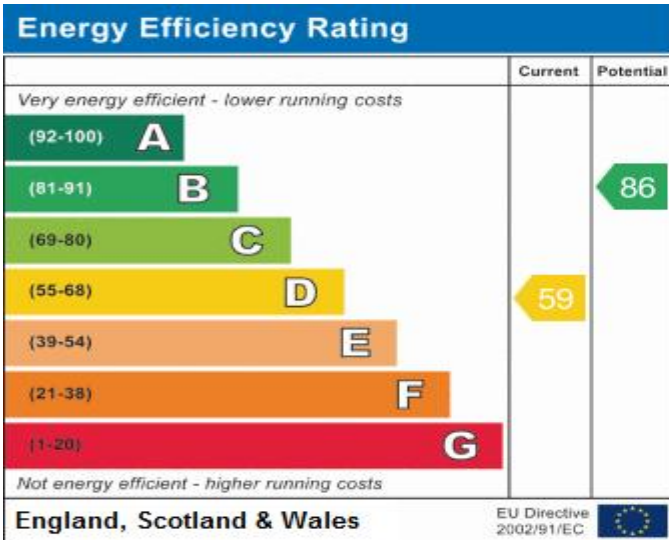
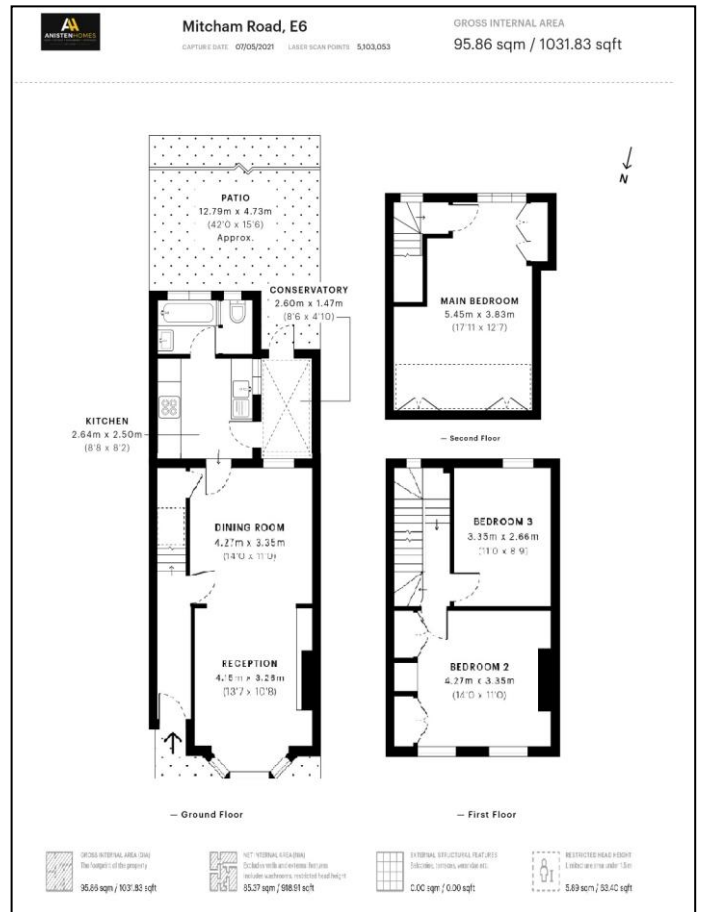


**SECOND FLOOR**

**Main Bedroom (loft - 5.45m x 3.83m):**

Fitted with grey carpet, double glazed window to the rear, sky light window to the front, and fitted with ceiling spotlights and wall sockets. Some fitted wardrobes for storage.

The property also benefits from Gas Central Heating.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.