



3 Bedrooms

We are delighted to offer to the market this 3-bedroom terraced house on Downsell Road, London.

133 Downsell Road, London, E15 2BS

Offers in excess of:

£535,000

EPC Rating: D



We are delighted to offer to the market this 3-bedroom terraced house on Downsell Road, London.

The property offers a well-adapted layout and comfortable accommodation supporting a wide array of individual or collective family activities.

This property has accommodation briefly comprising; The living room draws in an abundance of natural daylight creating a bright and airy feeling throughout. The kitchen is fully equipped with fittings including sleek mounted units and contemporary work surfaces.

Continuing on to the first floor of the property there is a spacious master bedroom, a double bedroom and a single bedroom with all rooms having ample room for extra storage. The family bathroom comprises of a modern 3-piece suite with a shower bath.

Externally there is an enclosed rear garden ideal for outdoor seating and entertaining.

Located within less than a 1-mile drive is Leyton Station which provides services via the central line to destinations such as Ealing Broadway



For additional information and full photo gallery please visit www.sold.co.uk



between South Woodford, North Acton between Newbury Park and West Ruislip. Homerton University Hospital, Kingsland Shopping Centre and Hackney Downs Park are all less than a 20-minute drive away.

Viewing highly recommended to appreciate the opportunity on offer.

Living Room 21'1" x 10'6" (6.43m x 3.2m).

Kitchen 12'6" x 8'10" (3.8m x 2.7m).

Bedroom 1 13'11" x 11' (4.24m x 3.35m).

Bedroom 2 11'1" x 8' (3.38m x 2.44m).

Bedroom 3 8'11" x 8'6" (2.72m x 2.6m).

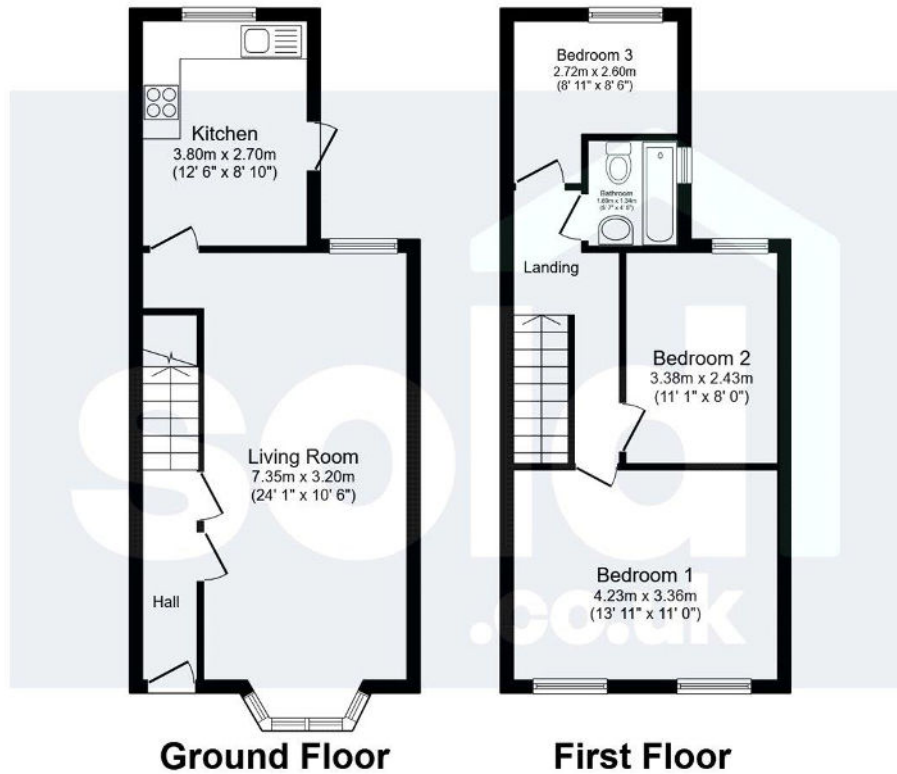
Bathroom 5'7" x 4'5" (1.7m x 1.35m).

Council Tax Band - C

Tenure - Freehold

Viewing - By appointment through Sold.co.uk

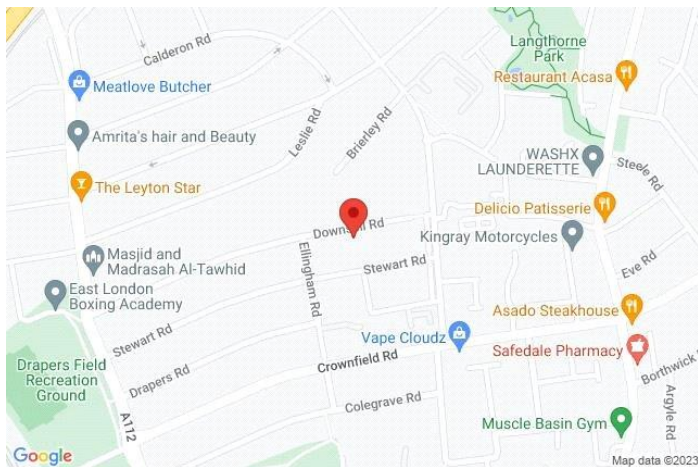




Downsell Road

Total floor area 78.3 sq.m. (842 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Sold.co.uk. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For additional information and full photo gallery please visit www.sold.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract