



Goldsmith Avenue, E12

We are pleased to offer for sale this four bedroom terrace house which must be viewed in order to appreciate it's many features and benefits. This property is situated in prime location in even popular Burges Estate within walking distance to East Ham Station and the diverse local shopping facilities of High Street North. Benefiting from; three receptions, four bedrooms, fitted kitchen, three piece first floor bathroom, ground floor bathroom, double glazing, rear garden, and gas central heating (untested). Excellent first time purchase / investment opportunity, early viewing highly recommended.

Offers in Excess of
£469,995 freehold

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Entrance:- Via front garden leading to door, to:-

Hallway:-Laminate flooring to remain, door to:-

Reception One: 14'11" x 12'04"
Double glazed bay window to front aspect, laminate flooring and radiator to remain.

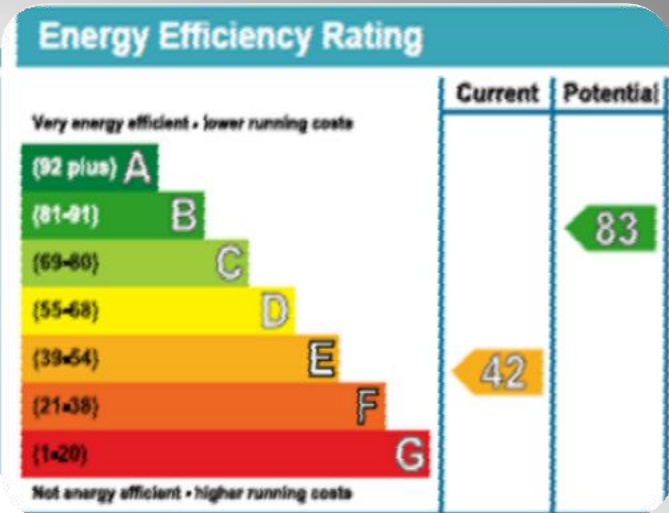
Reception Two: 11'08" x 10'16"
Double glazed window to rear aspect, laminate flooring and radiator to remain.

Reception Three: 11'63" x 9'70"
Double glazed window to rear aspect, laminate flooring and radiator to remain.

Ground Floor Bathroom: 8'55" x 6'06"
Three piece suite, comprising of low flush WC, bath with side panel mixer tap and shower attachment, pedestal sink with mixer tap, fully tiled walls and double glazed window to rear aspect.

Kitchen /Dinner: 9'53" x 8'72"
Double glazed window to side, range of fitted wall and base units, tiled floor incorporating stainless steel sink with mixer taps, sink drainer, space for washing machine and fully tiled floor to remain

Rear Garden Approximately 24ft



First Floor Landing
Laminate flooring to remain, doors to:

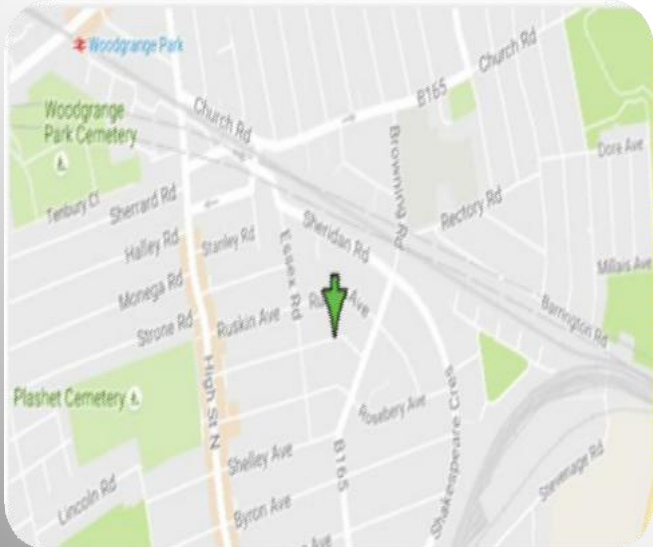
Bedroom One: 13'9" x 9'58"
Double glazed bay window to front, laminate flooring and radiator to remain.

Bedroom Two: 10'02" x 11'17"
Double glazed window to rear, laminate flooring and radiator to remain.

Bedroom Three: 11'15" x 5'41"
Double glazed window to the front, laminate flooring and radiator to remain.

Bedroom Four: 7'28" x 9'21"
Double glazed window to rear, laminate flooring and radiator to remain.

First Floor Shower Room 5'78" x 8'59"
Double glazed window to side aspect, shower cubicle with shower attachment, comprising of low flush WC, pedestal sink with taps, fully tiled walls and floor.



Misrepresentation Act 1991

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