



Kempsters
ESTATE AGENTS

122 Market Street
East Ham London E6 2RB

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Offers in excess of
£585,000

This extended three bedroomed house is situated in a great location and offers tremendous potential for further expansion (subject to planning permission). It is just a short walk to local shops, schools and Central Park. Transport access is excellent too with bus, train and road links all close by.



- Prime Location Close To Local Amenities And Transport Links
- Potential For Further Extension (subject to planning permission)
- Lounge 15'3 x 12'3
- Fitted Kitchen/Breakfast Room 18' x 11'10>8'6
- Extended Sitting Room 16'6 x 9'6<13'6
- Utility Room 9'7 x 8'3
- Ground Floor Shower Room
- First Floor Family Bathroom
- South Facing Rear Garden
- Garage 25'1 x 12' Offering Plenty Of Potential



ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, two built-in under stairs storage cupboards, radiator, power point, wood flooring.

LOUNGE

15'3 x 12'3 (4.57m'0.91m x 3.66m'0.91m)

Double glazed bay window to front, coved ceiling, radiator, power points, fitted carpet.

KITCHEN/BREAKFAST ROOM

18' x 11'10 reducing to 8'6 (5.49m' x 3.35m'3.05m reducing to 2.44m'1.83m)

Double glazed window and double glazed French doors lead to extended sitting room, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, canopy with extractor and dishwasher, part tiling to three walls, radiator, power points, tiled floor.

EXTENDED SITTING ROOM

16'6 x 9'6<13'6 (4.88m'1.83m x 2.74m'1.83m<3.96m'1.83m)

Double glazed windows and double glazed French doors lead to rear garden, three double glazed skylights, smooth plastered ceiling, radiator, power points, vinyl flooring.

UTILITY ROOM

9'7 x 8'3 (2.74m'2.13m x 2.44m'0.91m)

Double glazed window to rear, smooth plastered ceiling with inset spotlights, door to garage, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for washing machine, tumble dryer and fridge/freezer, power points, tiled floor.



GROUND FLOOR SHOWER ROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising large shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

FIRST FLOOR LANDING

Double glazed window to side, coved and smooth plastered ceiling with inset spotlights, access to loft space, which we understand is boarded, via ladder, power points, fitted carpet.

BEDROOM ONE

15'11 (into bay) x 10'8 (into wardrobes) (4.57m'3.35m (into bay) x 3.05m'2.44m (into wardrobe))

Double glazed bay window to front, coved and smooth plastered ceiling with inset spotlights, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

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BEDROOM TWO

12'2 (into wardrobes) x 11'10 (3.66m'0.61m (into wardrobes) x 3.35m'3.05m)

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

BEDROOM THREE

7'7 x 7' (2.13m'2.13m x 2.13m')

Double glazed bay window to front, coved and smooth plastered ceiling, radiator, power points, wood flooring.

BATHROOM

Opaque double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

REAR GARDEN

in excess of 30' (in excess of 9.14m')

Immediate patio area, lawn with shrub and tree borders, raised decking area at rear, outside tap, outside light.

ATTACHED GARAGE

25'1 x 12' (7.62m'0.30m x 3.66m')

With power and light. The access to the garage from the road is currently blocked by the wall but could be opened up again if required.

FRONT GARDEN

Shingle and concrete area with wall surround.

PROPERTY INFORMATION

Council Tax: Band C £1,229 per year

Gas central heating with combi boiler

We understand the loft is boarded and accessed via a ladder





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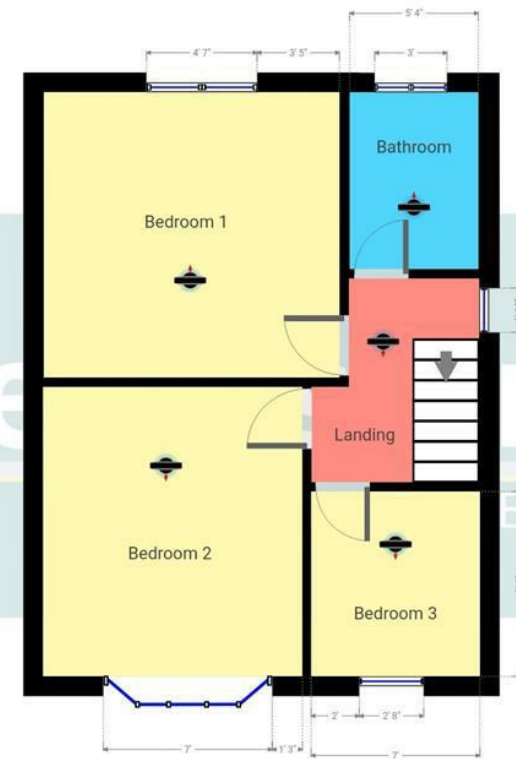








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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div>(82 plus) A</div> <div>(61-81) B</div> <div>(49-60) C</div> <div>(35-48) D</div> <div>(22-34) E</div> <div>(9-21) F</div> <div>1-8 G</div> <div>Not energy efficient - higher running costs</div> </div>		<div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div>(82 plus) A</div> <div>(61-81) B</div> <div>(49-60) C</div> <div>(35-48) D</div> <div>(22-34) E</div> <div>(9-21) F</div> <div>1-8 G</div> <div>Not environmentally friendly - higher CO₂ emissions</div> </div>	
	82		
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England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	