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## Chester Road, Forest Gate



*For Sale*

REF: AAA001404

FREEHOLD

£665,000

- Terraced House
- Three Double Bedrooms
- Off Street Parking
- Fitted Kitchen
- Three Receptions

- First Floor Bathroom
- Ground Floor Shower Room
- Rear Garden
- Gas Central Heating (untested)
- Double Glazed Windows



This THREE BEDROOM with OFF STREET PARKING, THREE RECEPTIONS and TWO BATHROOMS, mid-terraced HOUSE is for sale in Forest Gate. The ground floor consists of reception with diner, separate lounge, large fitted kitchen, ground floor shower room, two lean-tos and 14m rear garden. The first floor consists of three double bedrooms and three piece family bathroom. Additionally, the property benefits from gas central heating (untested) and double glazed windows throughout.



### The Accommodation Comprises:

#### **Porch -**

#### **Entrance Hall -**

Radiator, laminate flooring, decorative coving to ceiling with ceiling lights, stairs.

#### **Reception - 4.25m (13'11") into bay x 2.84m (9'4")**

Double glazed box window to front, radiator, laminate flooring, power point(s), ceiling with ceiling rose and ceiling lights, double door leading to dining room.

#### **Dining Room - 3.34m (10'11") x 2.93m (9'7")**

Radiator, fitted carpet flooring, power point(s), ceiling with ceiling rose and ceiling lights, double glazed double door leading to lean-to.

#### **Lounge - 6.22m (20'5") x 3.29m (10'9") max into bay**

Double glazed bay window to side, radiator, tiled flooring, power point(s), ceiling with ceiling lights.

#### **Shower Room -**

Fitted with three piece suite comprising tiled shower cubicle with shower and glass screen, vanity wash hand basin with drawers and mixer tap, WC and wall mounted, mirrored, medicine cabinet, window to front.

#### **Kitchen - 4.69m (15'5") x 2.76m (9'1")**

Fitted with a matching range of white base units with drawers and cornice trims, glazed display units, sink unit with single drainer and mixer tap, wall mounted gas radiator heating boiler, fridge/freezer and washing machine, fitted gas oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, tiled flooring, power point(s), ceiling with concealed fluorescent lighting.

#### **Two Lean-to Area -**

#### **Landing -**

#### **Master Bedroom - 4.28m (14') x 4.28m (14') max into bay**

Double glazed box window to front, double glazed window to front, radiator, fitted carpet flooring, power point(s), ceiling with pendant light

All Photographs are for guidance purposes only, items, fixture & fitting shown are not included unless specified separately. No responsibility is accepted as to the accuracy of these particulars or statements made by our principles or staff concerning the above property and any intending purchaser must satisfy themselves as to the correctness of such statements and there particulars.



## Bedroom 2 - 3.38m (11'1") x 2.93m (9'7")

Double glazed window to rear, radiator, fitted carpet flooring, power point(s), ceiling with ceiling lights.

## Bathroom -

Fitted with three piece suite comprising spa corner panelled bath with mixer tap, wash hand basin with mixer tap and WC, full height tiling to all walls, opaque double glazed window to side, radiator, vinyl flooring, sloping ceiling with ceiling lights.

## Bedroom 3 - 3.63m (11'11") x 2.75m (9')

Double glazed window to rear, fitted carpet flooring, power point(s), sloping ceiling with ceiling lights.

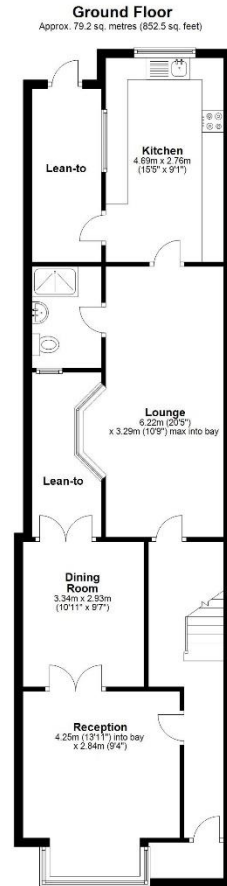
## Rear Garden - 14.92m (48' 11")

Fully paved rear garden.

## Energy Performance Certificate -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		51	76
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



Total area: approx. 128.0 sq. metres (1377.6 sq. feet)

Please note that all efforts have been made to ensure the accuracy of the floorplan and descriptions contained in these particulars. Measurement for the doors, windows and rooms and any other items are approximate and only indicative of the layout and style of the property. No responsibility is taken for any error and any appliances, services and systems shown have not been tested or guaranteed.  
Plan produced using PlanUp.