



- FOUR BEDROOM VICTORIAN TERRACE
- TWO RECEPTION ROOM WITH HIGH CEILINGS
- IN NEED OF MDERNISATION BUT OFFERING HUGE POTENTIAL
- SOUGHT AFTER LOCATION
- LARGE BASEMENT
- WEST FACING GARDEN
- EASY REACH OF UPTON PARK AND PLAISTOW UNDERGROUND
- NO ONWARD CHAIN

Dacre Road, London E13 0PR | Asking Price £550,000
Call us today on 0207 474 2345

HUNTERS®

HERE TO GET *you* THERE



Thinking of Selling?

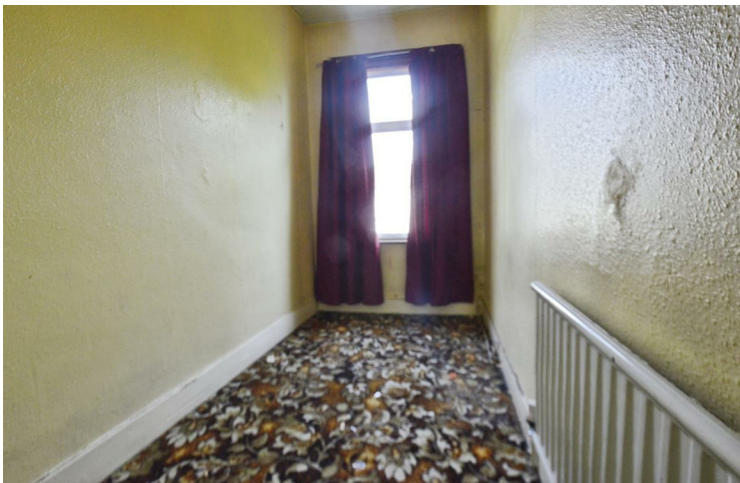
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Situated on the sought-after Dacre Road in London, this spacious four-bedroom Victorian terrace house presents an exciting opportunity for those looking to create their dream home. While the property is in need of modernisation, it boasts superb potential for extension, allowing you to tailor the space to your personal taste and requirements.

The generous layout includes a large basement, which offers additional versatility, and the west-facing garden is perfect for enjoying the afternoon sun. In addition, the property has two reception rooms, a ground-floor bathroom and high ceilings. With no onward chain, this property is ready for a swift transaction, making it an ideal choice for both families and investment buyers alike.

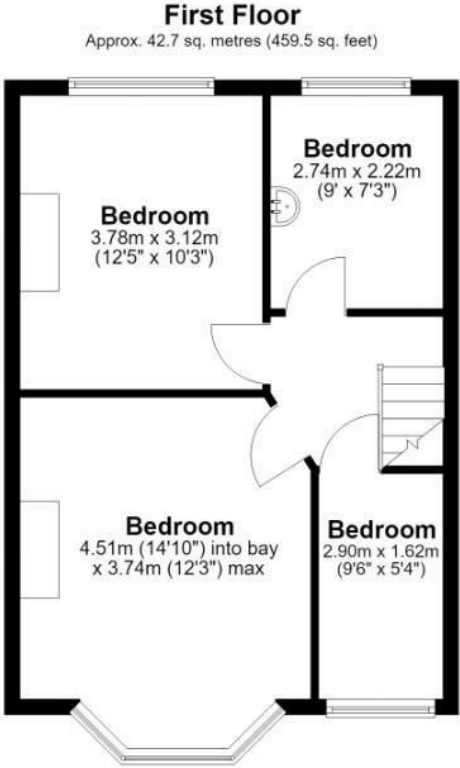
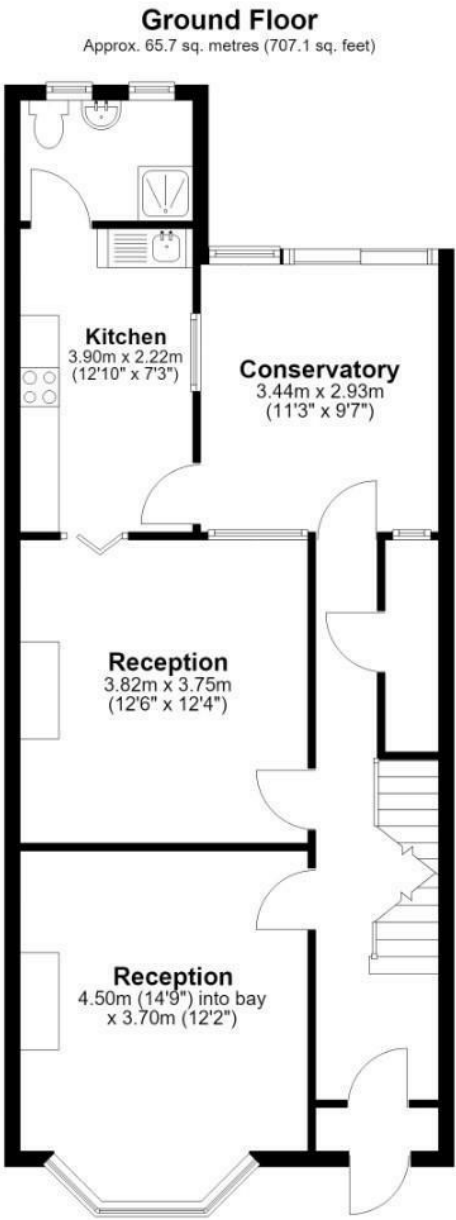
Conveniently located, the house is within easy reach of Upton Park and Plaistow underground stations, providing excellent transport links to the rest of London. This property is a must-view for anyone seeking a home with character and the potential to enhance its value. Embrace the chance to transform this Victorian gem into a stunning residence that reflects your style and vision.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Basement
Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 135.4 sq. metres (1457.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

272 Barking Road, Plaistow, E13 8HR | 0207 474 2345 | plaistow@hunters.com

