

# HUNTERS®

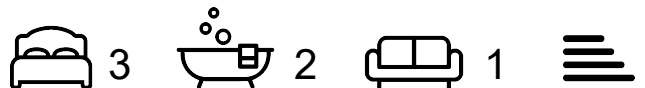
HERE TO GET *you* THERE



## Lawrence Road

East Ham, E6 1JN

Guide Price £550,000



GUIDE PRICE £550,000-£600,000. This fabulous Three double bedroom Victorian house is positioned on this sort after residential turning which is enviably located for Upton Park Underground, Green Street and Stratford Westfield amenities. The property on offer boast an array of wonderful original features which include beautiful high ceilings, Victorian fire places and large bay windows, everything that you could want in a Victorian property.

The property also enjoys great room dimensions and ample accommodation including two large receptions rooms which could be opened up to create a wonderful through lounge, to the rear you have an extended kitchen with a large bay window, ground floor utility room and bathroom. The first floor composes of three double bedrooms and a further family bathroom. There is great scope to convert the loft area and create extra bedrooms (STP) for those looking to maximise on the potential this home has to offer. The basement could also be used a superb games room or wine cellar as it offers generous head height and space. This truly is a magnificent property which should be viewed to appreciate.



ENTRANCE

Double glazed glass panelled front door into porch.

HALLWAY

Carpet flooring, wall mounted radiator, door to basement.

RECEPTION ONE 12'7" plus bay x 11'10" (3.84 plus bay x 3.61)

Double glazed bay window to front, laminated flooring, wall mounted radiator, power points, double doors to second reception room.

RECEPTION TWO 12'6" x 9'8" (3.81 x 2.95)

Double glazed window to rear, power points, feature Victorian fireplace with surround, laminated wood flooring.

BASEMENT 24'8" x 14'11" (7.52 x 4.55)

Full height basement with power supply.

KITCHEN 20'5" x 9'5" plus recess (6.22 x 2.87 plus recess)

Large kitchen with wall and eye base units, gas cooker, plumbed for fridge/freezer, tiled splash walls, double glazed window to side, ceiling spotlights, power points.

UTILITY ROOM

Plumbing for washing machine/dryer, tiled floor. double glazed window to garden, door to garden, velux window.

GROUND FLOOR BATHROOM

Comprising of panelled bath with mixer tap, shower attachment and shower screen, low level w.c, pedestal wash basin, obscured double glazed window to rear, wall mounted radiator, skylight velux window.

REAR GARDEN

Paved patio with fence surround, raised flower beds with mature plants and shrubs.

FIRST FLOOR LANDING

Access to all first floor rooms and loft hatch, carpet flooring.

BEDROOM ONE 15'1" x 12'6" plus bay (4.60 x 3.81 plus bay)

Double glazed bay window to front aspect, wall mounted radiator, fitted wardrobes with mirror sliding doors into bay, carpet flooring.

BEDROOM TWO 12'4" x 9'9" (3.76 x 2.97)

Double glazed window to rear, carpet flooring, wall mounted radiator, gas fireplace, power points.

BEDROOM THREE 14'8" x 9'5" plus recess (4.47 x 2.87 plus recess)

Double glazed window to rear and double glazed bay window to side, wall mounted radiator, power point, carpet flooring.

SHOWER ROOM

Comprising of modern shower room, shower cubicle, vanity w.c system, wall mounted floating sink with mixer tap, frosted double glazed window to side.

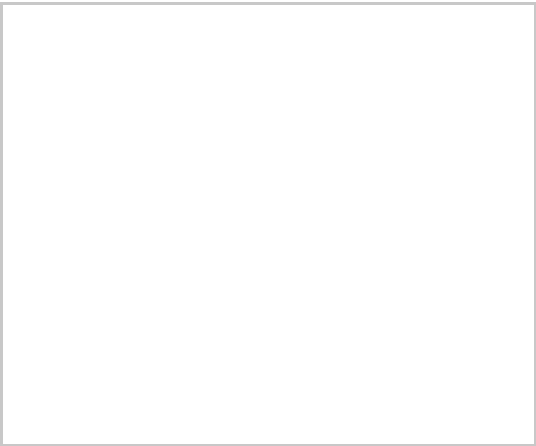
TENURE - FREEHOLD

COUNCIL TAX BAND - D

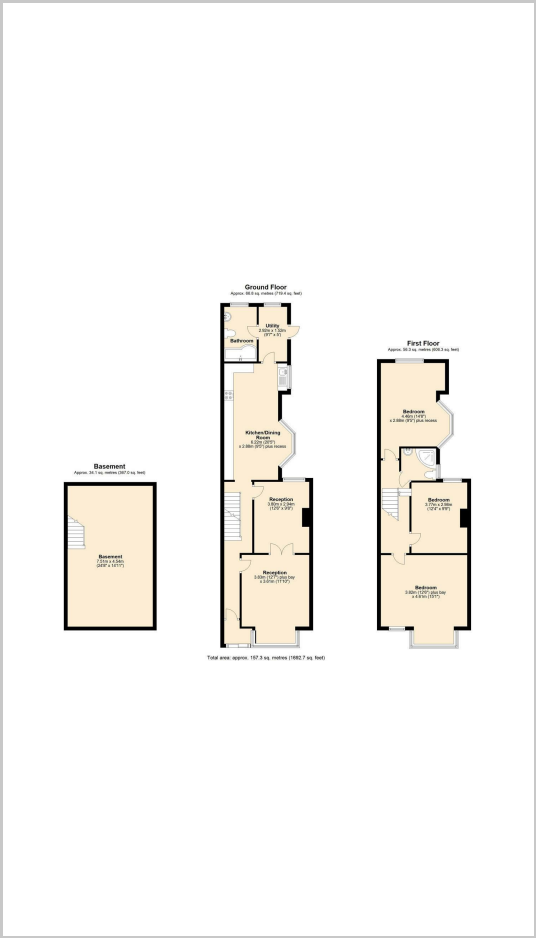
LOCAL AUTHORITY - LONDON BOROUGH OF NEWHAM

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. **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.

Area Map



Floor Plans



Energy Efficiency Graph

