



STANFORDS

Boundfield Road, London
£400,000

A light and well-presented two-bedroom end of terrace house on a quiet residential street, offered chain free.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Two Bed End of Terrace House
- No Onward Chain
- Spacious Garden
- Modern Kitchen & Shower Room
- Close to Forster Memorial Park
- 1.0mi to Bellingham & Grove Park Stations
- Loft Storage Space







GROUND FLOOR

Reception Room

13' 1" x 11' 10" (4.00m x 3.60m)

Double-glazed windows, wooden shutters, wall-mounted lights, fireplace, understairs storage cupboard, radiator, laminate wood flooring.

Kitchen

15' 0" x 8' 0" (4.58m x 2.45m)

Double-glazed windows and door to garden, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with drainer, mixer tap and separate filtered drinking water tap, integrated dishwasher, grill, oven and electric hob, plumbing for washing machine, radiator, laminate wood flooring.

FIRST FLOOR

Bedroom

15' 0" x 11' 8" (4.58m x 3.56m)

Double-glazed windows, wooden shutters, pendant ceiling light, storage cupboard, radiator, fitted carpet.

Bedroom

7' 2" x 9' 6" (2.19m x 2.89m)

Double-glazed window, pendant ceiling light, built-in wardrobe, radiator, fitted carpet.

Shower Room

5' 3" x 5' 2" (1.60m x 1.57m)

Double-glazed window, flush ceiling light, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tile flooring.

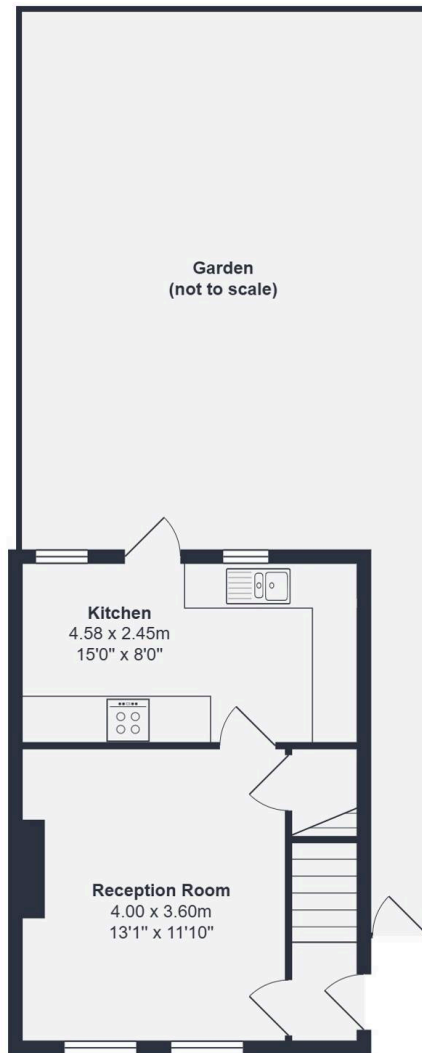
LOFT

Loft

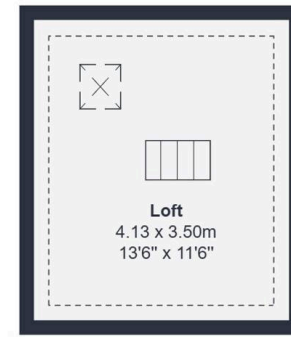
13' 7" x 11' 6" (4.13m x 3.50m)

Boarded loft with roof window, lighting and pull down ladder.





Ground Floor



Loft



First Floor

Total Area: 60.0 m² ... 646 ft² (excluding loft)

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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