



Mathews Park Avenue, London E15 4AE

£549,995

PLEASE CHECKOUT OUR VIRTUAL TOUR ON THIS HOME !

Birchills Estate Agents are thrilled to offer to the Sales market this stunning 3 double bedroom family home within walking distance to all Stratford's Tube and Overground Train services.

On the ground floor there are 3 large reception rooms and a very spacious kitchen that leads out to a beautiful low maintenance garden.

The first floor boasts 3 double bedrooms and a family bathroom.

The front of this home offers on street resident permit parking.

Gas central heated and double glazed throughout.

Very local to Westfield's amazing shopping centre.

Please call Birchills office today to arrange an early viewing - we expect this fabulous home to sell very quickly.

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Double Bedroom 1
14'9" x 11'4" (4.51 x 3.47)



Reception Room 1
13'4" x 10'5" (4.07 x 3.19)



Double Bedroom 2
13'7" x 9'4" (4.16 x 2.85)



Reception Room 2
13'4" x 10'5" (4.07 x 3.19)



Double Bedroom 3
11'7" x 8'2" (3.54 x 2.5)



Reception Room 3
10'11" x 9'6" (3.34 x 2.92)



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Kitchen

14'2" x 8'2" (4.32 x 2.50)



Entrance Hallway



Family Bathroom

13'7" x 9'4" (4.16 x 2.85)



1st Floor Landing



Garden

43'10" x 14'9" (13.38 x 4.51)

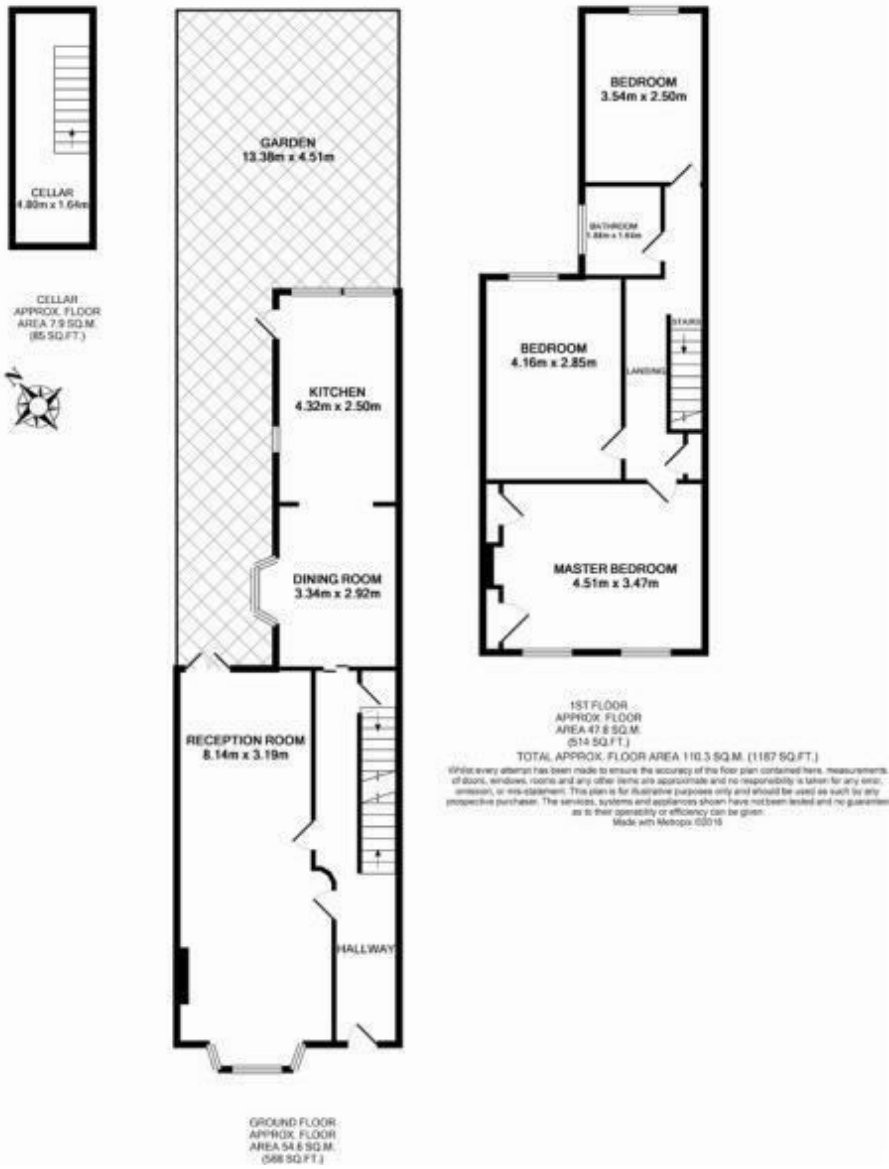


Front of House



Cellar

15'8" x 5'4" (4.8 x 1.64)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(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			86
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

