



## Queens Road, London E11 1BB

**£550,000**

Birchills Estate Agents are delighted to present the sales market this beautiful 3 bedroom house, within very close walking distance to Leytonstone Tube Station.

The ground floor offers a modern newly fitted kitchen with appliances - open to a lovely dining room, utility room and a downstairs WC.

The second floor of this home boasts 2 double bedrooms and a family bathroom.

The first floor offers a further single bedroom and a large living room.

There is a very low maintenance private garden to the rear and to the front there is a driveway for off street parking.

All furnishings are included in the sale price !

Please call Birchills Team today to arrange an early viewing - we expect this fabulous home to be sold very quickly.

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## Kitchen/Diner

27'3" x 8'9" (8.33m x 2.67)



## Reception Room

17'10" x 8'2" (5.44 x 2.51)



## Bedroom1

44'4" x 11'6" (13.53 x 3.51)



## Bedroom2

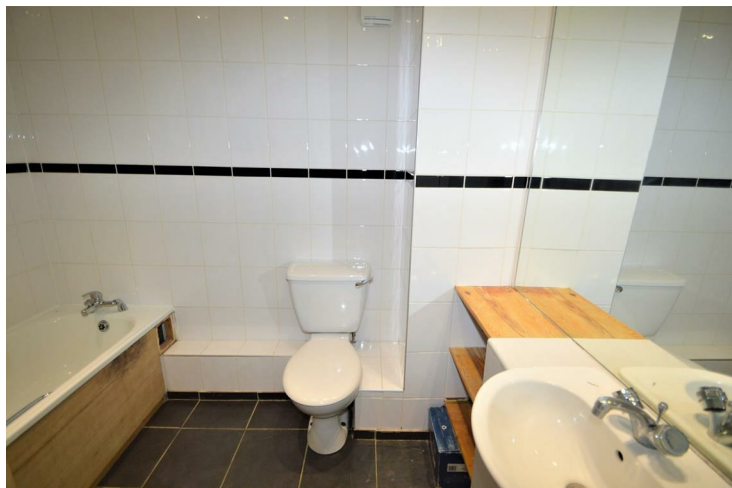
18'1" x 7'1" (5.53 x 2.16)



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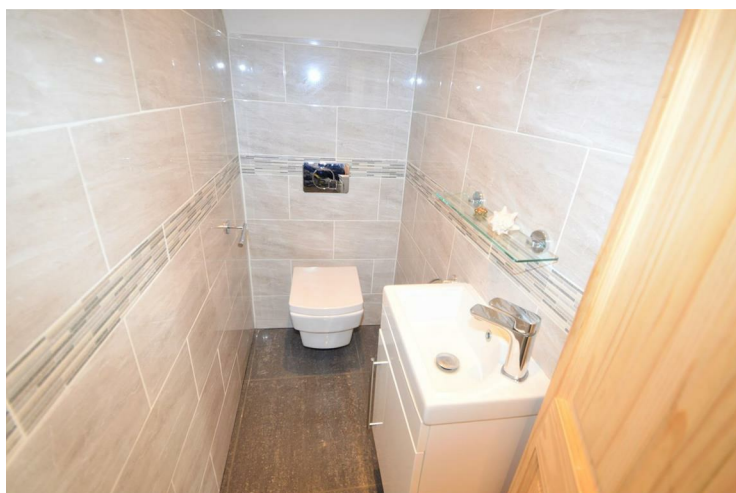
**Bedroom3**

**11'8" x 9'1" (3.56 x 2.77)**



**W/C**

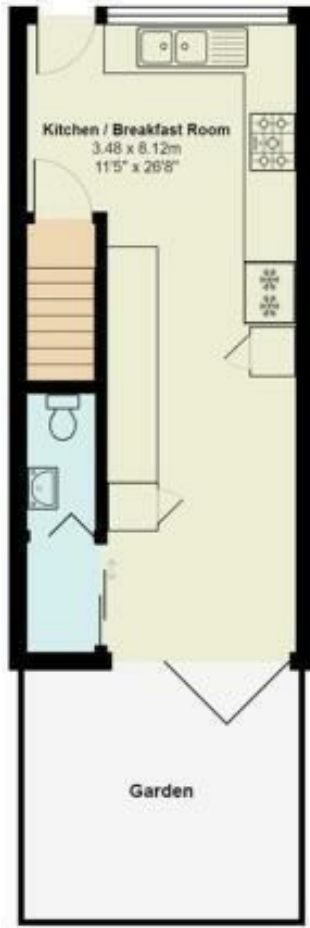
**16'8" x 6'10" (5.09 x 2.10)**



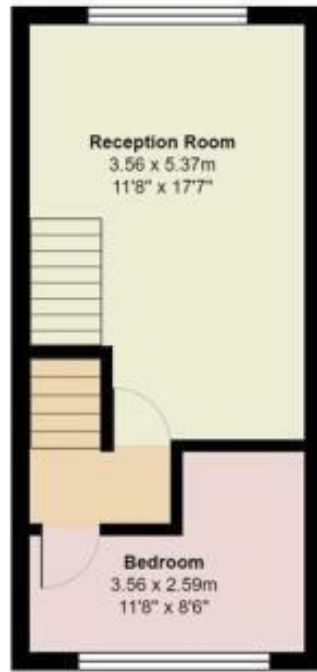
**Family Bathroom**

**8'0" x 5'6" (2.46 x 1.68)**





Ground Floor



First Floor



Second Floor

Total Area: 86.4 m<sup>2</sup> ... 930 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>53</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

