

## Fairland Road, London E15 4AF

**£550,000**

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

PLEASE CHECK OUT OUR VIRTUAL TOUR!

The ground floor offers a spacious kitchen with modern appliances, two reception rooms and a downstairs WC.

The first floor boasts 3 double bedrooms each emitting plenty of natural light and a family bathroom.

There is a low maintenance private garden to the rear and to the front off the property there is on street resident permit parking.

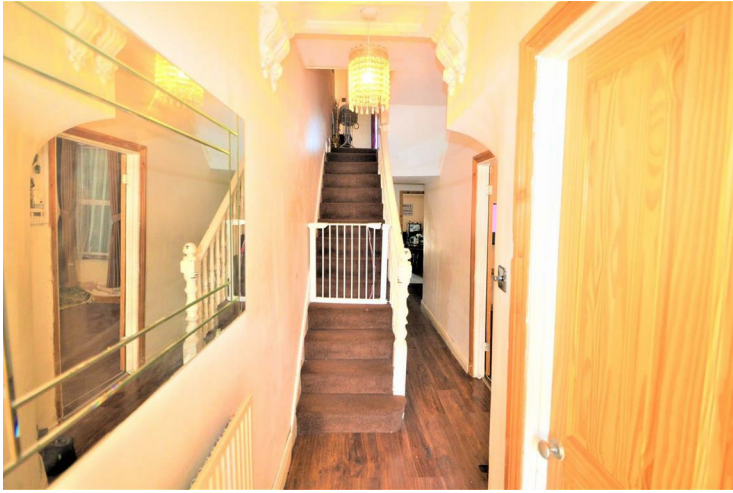
Please call Birchills Team today to arrange an early viewing - we expect this fabulous home to sell very quickly.



## Fairland Road, London E15 4AF

### Entrance Hall

27'10" x 4'11" (8.5 x 1.5)



### Bedroom One

15'1" x 10'9" (4.6 x 3.3)



### Reception One

22'7" x 11'1" (6.9 x 3.4)



### Bedroom Two

10'9" x 9'6" (3.3 x 2.9)



### Reception Two

15'8" x 9'2" (4.8 x 2.8)

Kitchen

23'11" x 4'11" (7.3 x 1.5)

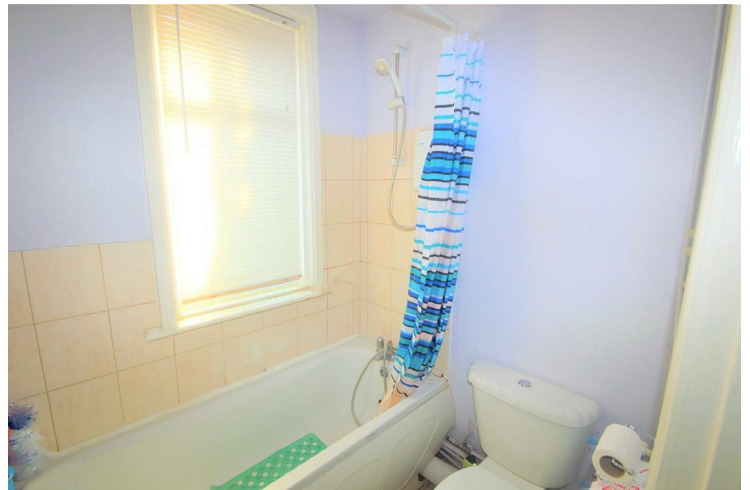


### Bedroom Three

12'1" x 8'10" (3.7 x 2.7)

### Family Bathroom

6'2" x 4'11" (1.9 x 1.5)



### Downstairs WC

3'11" x 2'11" (1.2 x 0.9)

## Fairland Road, London E15 4AF

### Garden

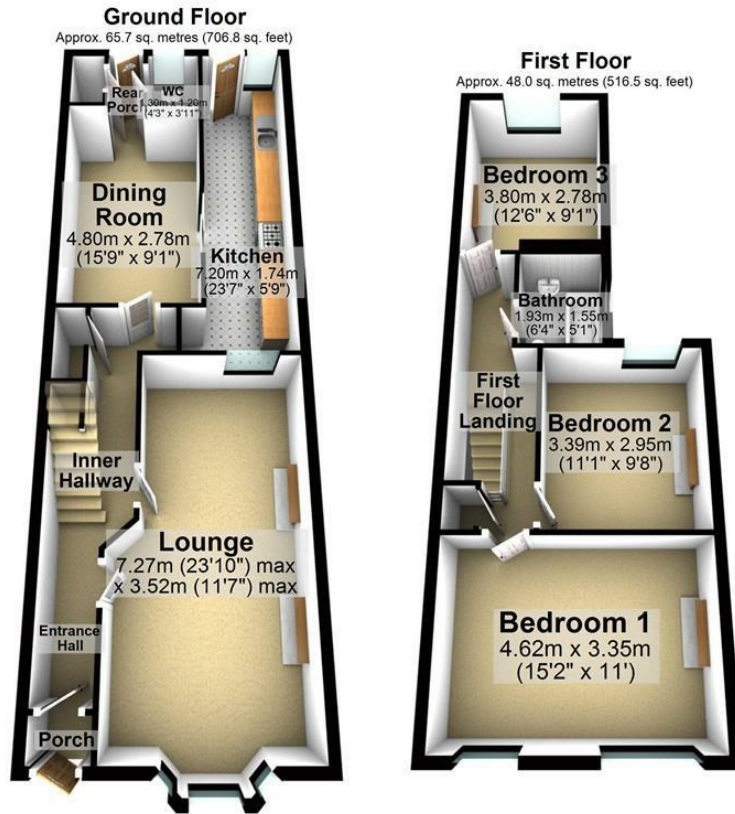
21'3" x 16'0" (6.5 x 4.9)



### Cellar

21'7" x 4'7" (6.6 x 1.4)





Total area: approx. 113.7 sq. metres (1223.4 sq. feet)

Illustrations are for viewing purposes only. Measurements are not to scale. Property Total and Floor Totals are internal figures only and do not include Garden, Balconies, Patios or Terraces if any shown. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>		67	
(55-68) <b>D</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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	

