



Falcon Way, London E11 1SX

Guide price £670,000

UNDER OFFER

PLEASE CHECK OUT OUR VIRTUAL 3D SHOWCASE OF THIS AMAZING HOUSE & ANNEX !

Planning Permission in Place for Side Double Extension.

Birchills Estate Agents are very pleased to offer the sales market this lovely 3 bedroom house, and a 1 bedroom Annex ! all within close walking distance to Snaresbrook Tube Station.

The house boasts 2 double bedrooms, 1 single bedroom, and a family bathroom on the first floor.

The ground floor of the house offers a separate very smart kitchen, through lounge for living & dining that leads out to a beautiful private garden.

To the rear of the house you will find a skylighted 1 double bedroom Annex, and an en-suite shower room.

Falcon Way, London E11 1SX

Living & Dining Room
25'7" x 13'1" (7.8 x 4)



Double Bedroom
16'0" x 9'2" (4.9 x 2.8)



Living & Dining Room



Double Bedroom
9'10" x 9'2" (3 x 2.8)



Kitchen
10'2" x 8'2" (3.1 x 2.5)



Family Bathroom
7'6" x 6'6" (2.3 x 2)



Falcon Way, London E11 1SX

Bedroom
10'9" x 6'6" (3.3 x 2)



En-Suite Shower Room
4'5" x 4'5" (1.36 x 1.35)



1 Double Bedroom Annex
16'7" x 8'6" (5.06 x 2.6)



1st Floor Landing
8'10" x 7'2" (2.7 x 2.2)



1 Double Bedroom Annex



Entrance Hallway
6'6" x 5'6" (2 x 1.7)

Falcon Way, London E11 1SX

Garden

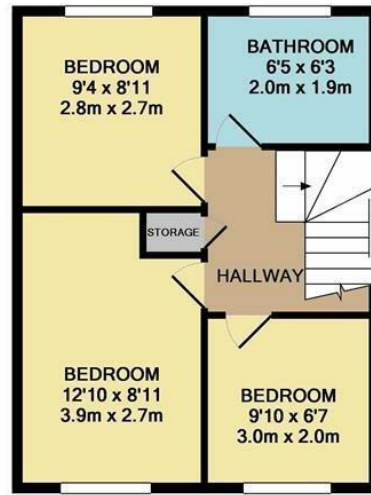
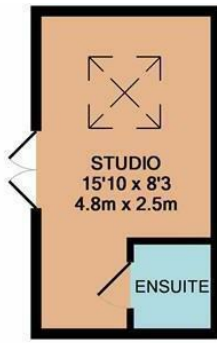


Driveway

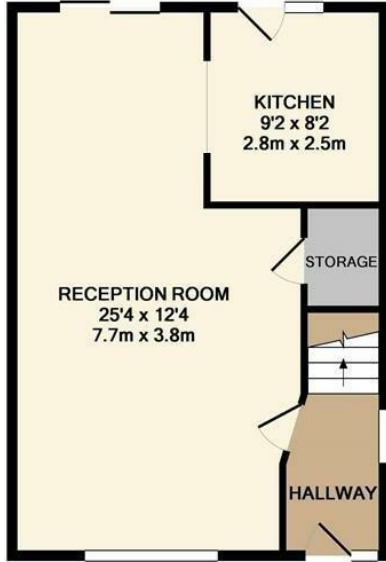


Snaresbrook Tube Station





1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

