



Becket Avenue, London E6 6AE

Guide price £425,000

UNDER OFFER

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS BEAUTIFUL HOUSE !

Birchills Estate Agents are pleased to present the sales market, this fabulous three bedroom terraced house.

The ground floor of this home offers a large separate lounge, a modern fitted kitchen and a family bathroom.

The first floor offers two double bedrooms and a single bedroom.

To the rear there is a beautiful private garden.

Gas central heating throughout.

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

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Reception

13'0" x 17'1" (3.97 x 5.22)



Bedroom 2

10'11" x 8'11" (3.34 x 2.72)



Kitchen

11'7" x 11'4" (3.55 x 3.46)



Bedroom 3

8'0" x 7'10" (2.46 x 2.41)



Landing

8'1" x 2'7" (2.48 x 0.79)

Bathroom

10'7" x 5'1" (3.25 x 1.57)



Bedroom 1

11'1" x 13'10" (3.38 x 4.23)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	87
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

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