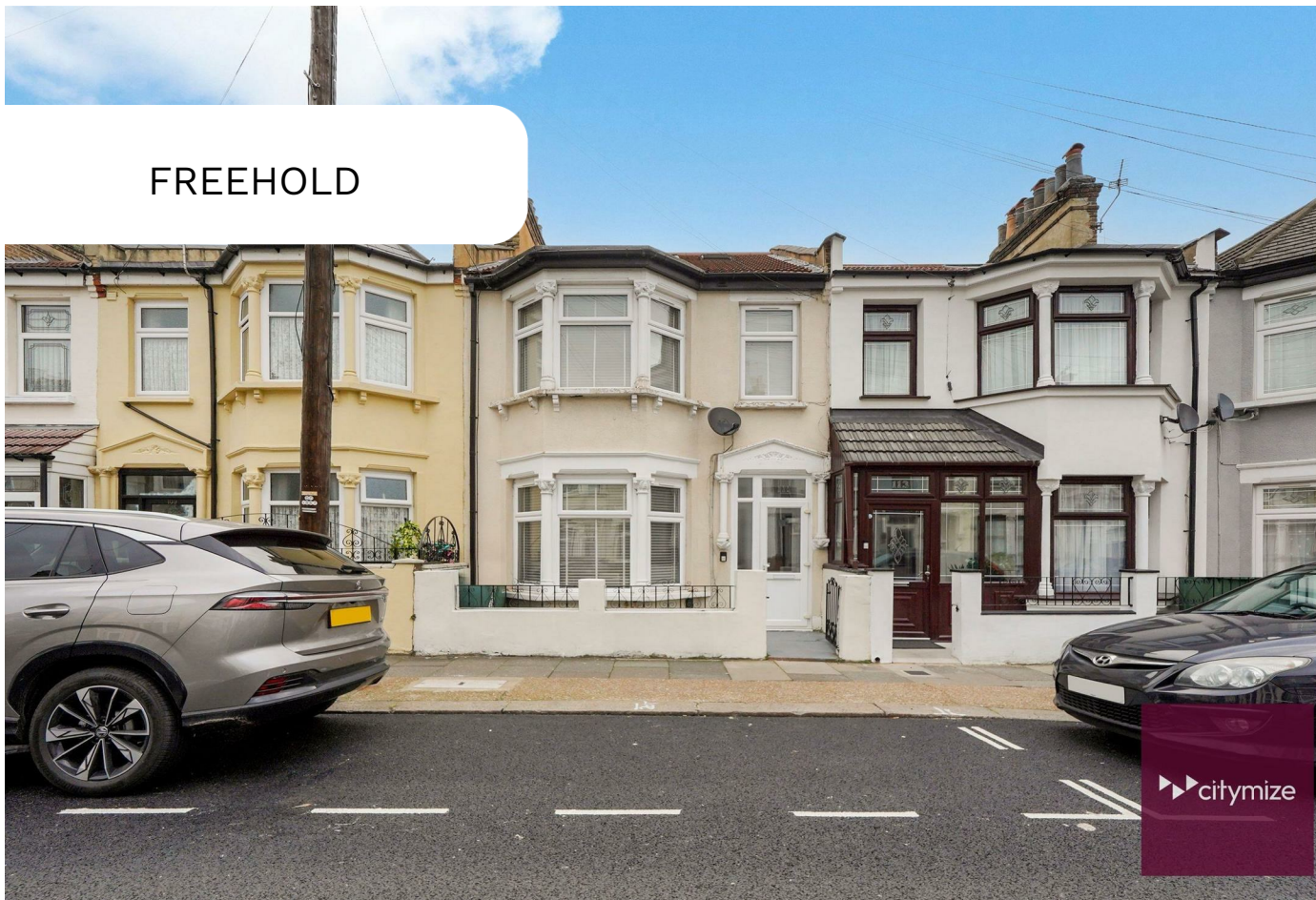


FREEHOLD



House - Terraced

# WHYTEVILLE ROAD, LONDON, E7 9LS

Asking price

## £850,000

### FEATURES

- Spacious Family Home – 1,931 sq ft
- Brand-new Kitchen/Diner
- Two Bathrooms + WC
- Top School Catchment
- Six Bedrooms
- Two Reception Rooms
- Private Garden
- Vibrant Green Street Amenities



 citymize

# 6 Bedroom House - Terraced located in London

## Lower Ground Floor

### Basement

15'6" x 4'9"

A lower-ground space with potential for storage or utility use.

## Ground Floor

### Reception Room 1

15'7" x 12'1"

A primary reception room with a large bay window that fills the room with natural light. The room features neutral tones and high-quality laminate flooring, providing a comfortable and versatile living area.

### Reception Room 2

15'5" x 10'6"

A second reception area situated in the heart of the home. The room features a modern accent wall and laminate flooring, providing a flexible space suitable for a dining room or secondary family lounge.

### Kitchen

21'0" x 15'3"

Spacious, bright, and brand-new with contemporary light-grey cabinetry and sleek bar handles. Tiled flooring runs throughout the open-plan space, ideal for a family dining table. Dual-aspect windows and a door provide garden views and direct access. Ceiling spotlights complete the modern finish.

### WC

5'0" x 2'6"

A modern ground-floor facility with a low-level WC and compact washbasin.

## First Floor

### Bedroom 1

15'7" x 10'7"

A master-style double bedroom at the front of the house, featuring a large bay window and soft neutral carpeting.

### Bedroom 2

15'6" x 10'7"

A double bedroom centrally located on the first floor, finished with neutral carpeting and offering generous floor space.

### Bedroom 3

9'8" x 5'10"

A versatile front-facing room suitable as a nursery or study, finished with neutral carpeting.

### Bedroom 4

9'6" x 6'7"

A well-proportioned bedroom at the rear of the first floor with neutral carpet, ideal as a guest room or study.



### Shower Room

8'6" x 6'7"

A first-floor shower room featuring a glass-enclosed shower, a vanity unit with sink, and a low-level WC. The walls and floor are fully tiled, and a window provides natural light and ventilation.

### Second Floor

#### Bedroom 5

25'5" x 9'8"

A suite spanning the full depth of the second floor, with dual-aspect windows and laminate flooring.

#### Bedroom 6

12'7" x 8'7"

A bright double bedroom at the rear of the second floor, offering a tranquil setting and finished with laminate flooring.





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## Bathroom

12'2" x 5'10"

Spacious bathroom with a modern 3-piece suite: full-sized bathtub with shower, pedestal washbasin, and low-level WC. Contemporary wall and floor tiling create a clean, cohesive look, while a large, frosted window provides natural light and ventilation.

## External

### Garden

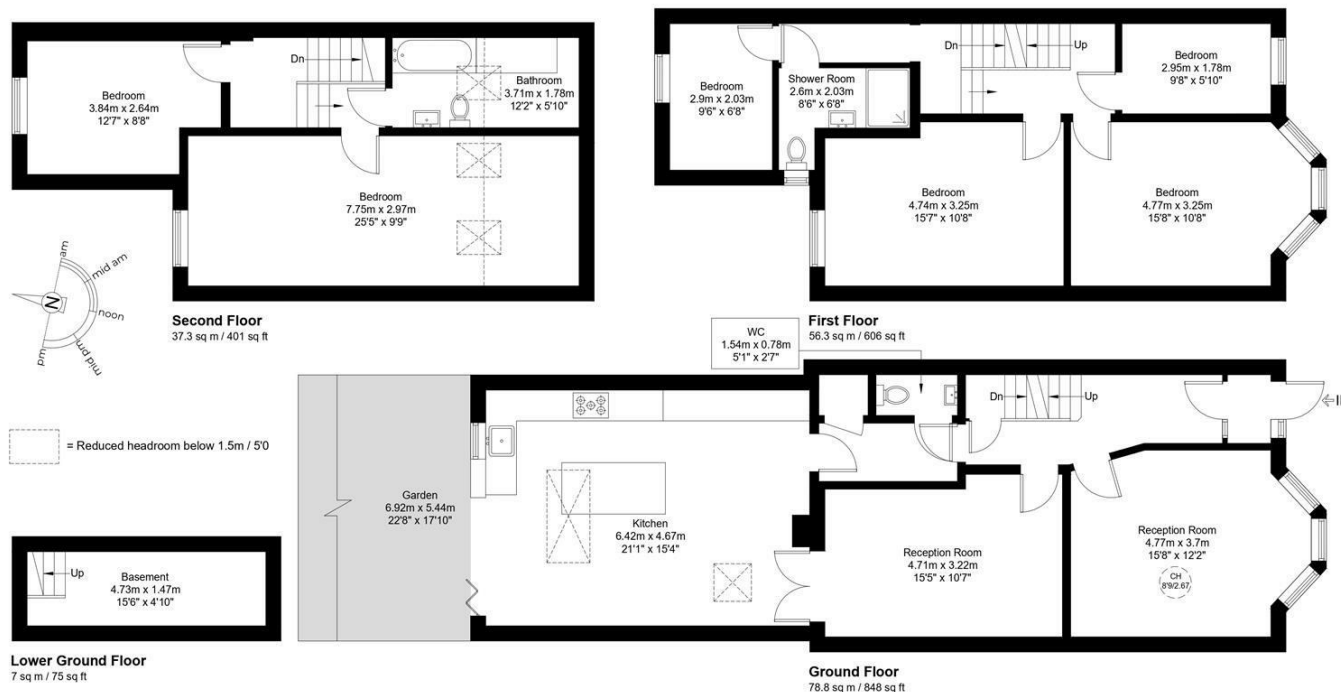
22'8" x 17'10"

Private, low-maintenance garden with contemporary paving and timber fencing, offering a secure, year-round outdoor space.



Whyteville Road, E7

Approximate Gross Internal Area = 179.4 sq m / 1931 sq ft  
Restricted head height = 9.2 sq m / 99 sq ft



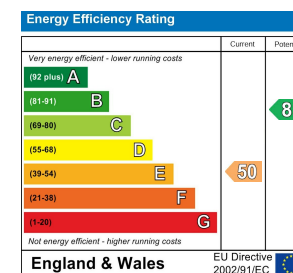
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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

