



**Kempsters**  
ESTATE AGENTS

14 Dunbar Road  
Forest Gate London E7 9NQ

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Asking price  
**£535,000**



This spacious three double bedroomed house is situated in a great location close to local shops and within easy reach of Upton Park, Forest Gate and Stratford underground stations. Accessibility will also be improved via Forest Gate and Stratford when the crossrail extension is completed. The property offers well planned accommodation and offers tremendous potential for extension (subject to planning permission).



- Lounge 15'1 x 12'1<13'10
- Dining/Sitting Room 12pm x 9'8
- Fitted Kitchen 11'6 x 9'5
- Cellar 19'11 x 7'2
- Ground Floor Shower Room
- Bedroom One 15'1 x 12'1<13'10
- Bedroom Two 13'3 x 9'7
- Bedroom Three 12'1 x 9'8
- First Floor Bathroom
- Rear Garden Approx 28'





### ENTRANCE PORCH

Double glazed windows to front, tiled floor. Door with opaque glazed insert leads to:

### ENTRANCE HALL

Textured ceiling, access to first floor, door leading down to cellar, power points, tiled floor.

### CELLAR

19'11 x 7'2 (5.79m'3.35m x 2.13m'0.61m)

With power and light.

### LOUNGE

13'11 x 11'8 (3.96m'3.35m x 3.35m'2.44m)

Double glazed bay window to front, textured ceiling with inset spotlights, two radiators, power points, laminate floor.

### DINING/SITTING ROOM

12pm x 9'8 (3.66m'2.74m x 2.74m'2.44m)

Double glazed window to rear, textured ceiling with inset spotlights, radiator, power points, laminate floor.

### KITCHEN

11'6 x 9'5 (3.35m'1.83m x 2.74m'1.52m)

Double glazed window to side, textured ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single bowl sink unit, integrated oven, hob and canopy with extractor, ample appliance spaces, tiled walls, power points, tiled floor.

### INNER LOBBY

Half opaque double glazed door to side, tiled floor.

### SHOWER ROOM

Opaque double glazed window to rear, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

### LANDING

Textured ceiling with inset spotlights, fitted carpet.



### BEDROOM ONE

15'1 x 12'1<13'10 (4.57m'0.30m x 3.66m'0.30m<3.96m'3.05m)

Double glazed bay window and double glazed window to front, coved and textured ceiling with inset spotlights, radiator, power points, fitted carpet.

### BEDROOM TWO

13'3 x 9'7 (3.96m'0.91m x 2.74m'2.13m)

Double glazed windows to rear and side, textured ceiling with inset spotlights, radiator, power points, fitted carpet.

### BEDROOM THREE

12'1 x 9'8 (3.66m'0.30m x 2.74m'2.44m)

Double glazed window to rear, textured ceiling with inset spotlights, radiator, power points, fitted carpet.

### BATHROOM

Opaque double glazed window to side, suite comprising bath with mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin and low flush toilet, extractor fan, tiled walls, heated towel rail, tiled floor.







### REAR GARDEN

in excess of 28' (in excess of 8.53m')

Laid to patio with raised flower and shrub border, outside tap.

### SMALL FRONT GARDEN

With dwarf wall surround.











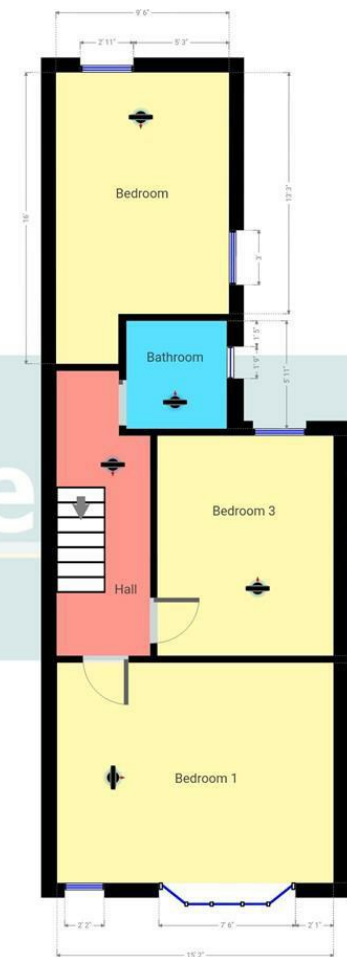
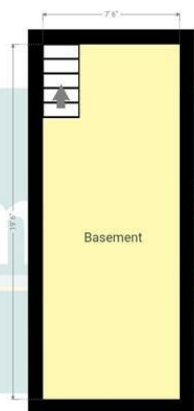












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Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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