



City / Docklands Sales, 3-5 Dock Street, London E1 8JN

T 020 7480 0170 E docksales@ludlowthompson.com W www.ludlowthompson.com

RICHARD HOUSE DRIVE DOCKLANDS



SOLD

REF: 198172

2 Bed, Terraced House, Private Garden

Lawned / Decked Garden - Recently Fitted Kitchen - Double Glazed Throughout - Freehold Terraced House - Two Bedrooms - Off Street Parking

Richard House Drive, E16. An exquisitely presented two bedroom terraced house in this popular residential cul-de-sac less than five minutes walk from Royal Albert DLR station. The property is in pristine condition and includes a recently fitted kitchen; contemporary bathroom; new floors and has been re-plastered throughout. A pretty landscaped garden to the rear is cleverly split between a decked area for al fresco dining and a manicured lawn area. The house benefits from off-street parking fo... [continued below](#)

Train/Tube - Beckton Park, Prince Regent, Silvertown and London City Airport, Royal Albert
Local Authority/Council Tax - Newham

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HALLWAY



LOUNGE



KITCHEN



BEDROOM 1



BEDROOM 2



GARDEN



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HALLWAY - 3.81m x 3.96m (12' 5" x 12' 11")

Own front door into hall; laminate floors; stairs to first floor; radiator; doors to:

LOUNGE - 3.81m x 3.96m (12' 5" x 12' 11")

Laminate floor; radiator; under-stairs cupboard; double glazed UPVC framed doors to back garden.

KITCHEN - 1.70m x 3.49m (5' 6" x 11' 5")

Laminate floor; window to front; fitted kitchen includes integral Baumatic appliances finished in stainless steel with gas hob and electric oven; sink and drainer; matching wall and base units.

Stairs to 1st Floor

Carpeted stairs and landing; doors to:

BEDROOM 1 - 2.87m x 3.90m (9' 4" x 12' 9")

Laminate floor; radiator; windows to rear.

BEDROOM 2 - 2.71m x 3.21m (8' 10" x 10' 6")

Laminate floor; two windows to front; radiators; storage cupboard with water tank.

BATHROOM - 1.87m x 1.89m (6' 1" x 6' 2")

New bathroom in contemporary black and white style; vinyl floor; low level w.c.; panel bath with mixer tap and shower attachment; tiled splashbacks.

GARDEN - 4m x 6m (13' 1" x 19' 8")

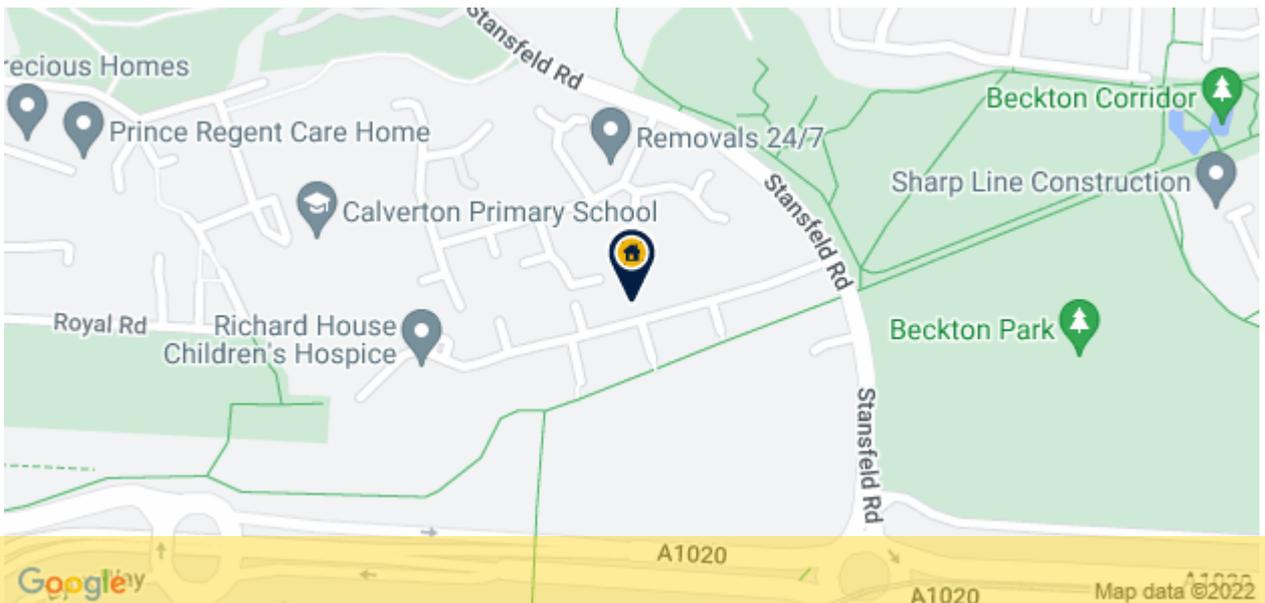
Half the garden is lawned with the remainder decked. Pebble border surrounding lawn perimeter



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our City / Docklands Sales Office quoting 198172

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.