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RICHARD HOUSE DRIVE DOCKLANDS



SOLD

REF: 201904

3 Bed, Terraced House, Private Garden

Extensively Re-Decorated - Parking for Two Cars - Landscaped Patio Garden - Freehold End of Terrace - Three Bedrooms - Only One Previous Owner

Richard House Drive, E16. A beautiful but rare example of a three bedroom, end of terrace house in this popular residential cul-de-sac less than five minutes walk from Royal Albert DLR station. The property has been extremely well maintained since it was purchased by the current owner from the developer. Accommodation comprises entrance hall and cloakroom; dining kitchen and reception on the ground floor. Upstairs there are three bedrooms and a recently modernised bathroom. The house has been e... [continued below](#)

Train/Tube - Beckton Park, Prince Regent, Silvertown and London City Airport, Royal Albert

Local Authority/Council Tax - Newham

Tenure - Freehold

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RICHARD HOUSE DRIVE DOCKLANDS



RECEPTION



KITCHEN



UPSTAIRS LANDING



BEDROOM ONE



BEDROOM TWO



PATIO GARDEN

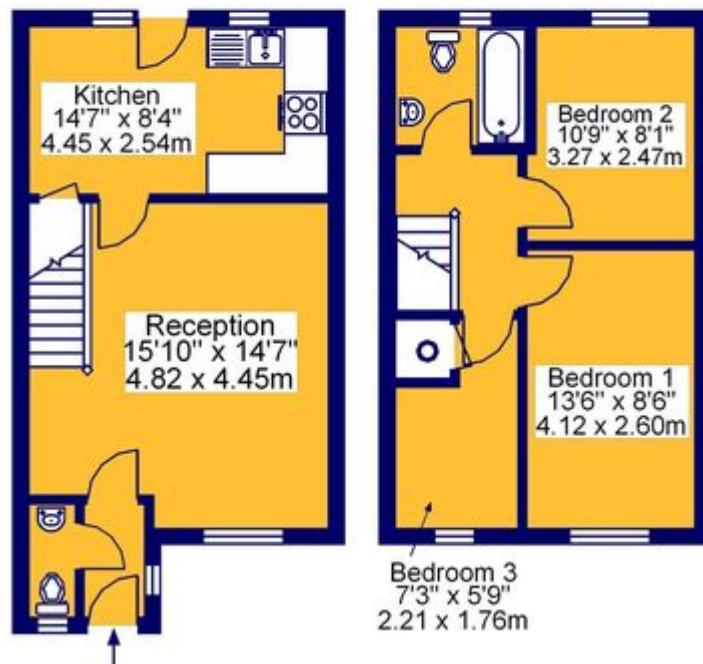


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Ground floor

First floor



Approx. Gross Internal Area
757 sq. ft. / 70.32 sq. mt

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

THESE DRAWINGS ARE SET OUT AS A GUIDE LINE ONLY
AND SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF FACT
Drawing No. DSS363 © www.rainydaydesign.co.uk

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Richard House Drive, E16. A beautiful but rare example of a three bedroom, end of terrace house in this popular residential cul-de-sac less than five minutes walk from Royal Albert DLR station. The property has been extremely well maintained since it was purchased by the current owner from the developer. Accommodation comprises entrance hall and cloakroom; dining kitchen and reception on the ground floor. Upstairs there are three bedrooms and a recently modernised bathroom. The house has been extensively re-decorated throughout. Accessed through a back door from the kitchen is landscaped garden split between a decked area with the remainder paved. The house benefits from off-street parking for two cars on the driveway. You would be well advised to book an early viewing to avoid disappointment - Call the sole agents on 020 7480 0170 to arrange a viewing.

ENTRANCE HALL

Front door into entrance vestibule; radiator; window to side.
CLOAKROOM / W.C.

Low-level w.c. and wash-hand basin; window to front.
RECEPTION - 4.82m x 4.45m (15' 9" x 14' 7")

Porch door into reception; windows to front and side aspects; feature fireplace with integral electric flame-effect fire; door to kitchen; stairs to first floor.
KITCHEN - 2.54m x 4.45m (8' 3" x 14' 7")

Laminate beech-effect floor; fitted units include matching wall and base units with integral gas hob and electric oven; space for washing machine and fridge-freezer; windows and glazed door to rear garden.
UPSTAIRS LANDING

Stairs to first floor laid with carpet; window to side aspect; loft access.
BEDROOM ONE - 2.60m x 4.12m (8' 6" x 13' 6")

Carpet; radiator; window to front.
BEDROOM TWO - 2.47m x 3.27m (8' 1" x 10' 8")

Carpet; radiator; window to rear.
BEDROOM THREE - 1.76m x 2.21m (5' 9" x 7' 3")

Carpet; radiator; window to front.
PATIO GARDEN

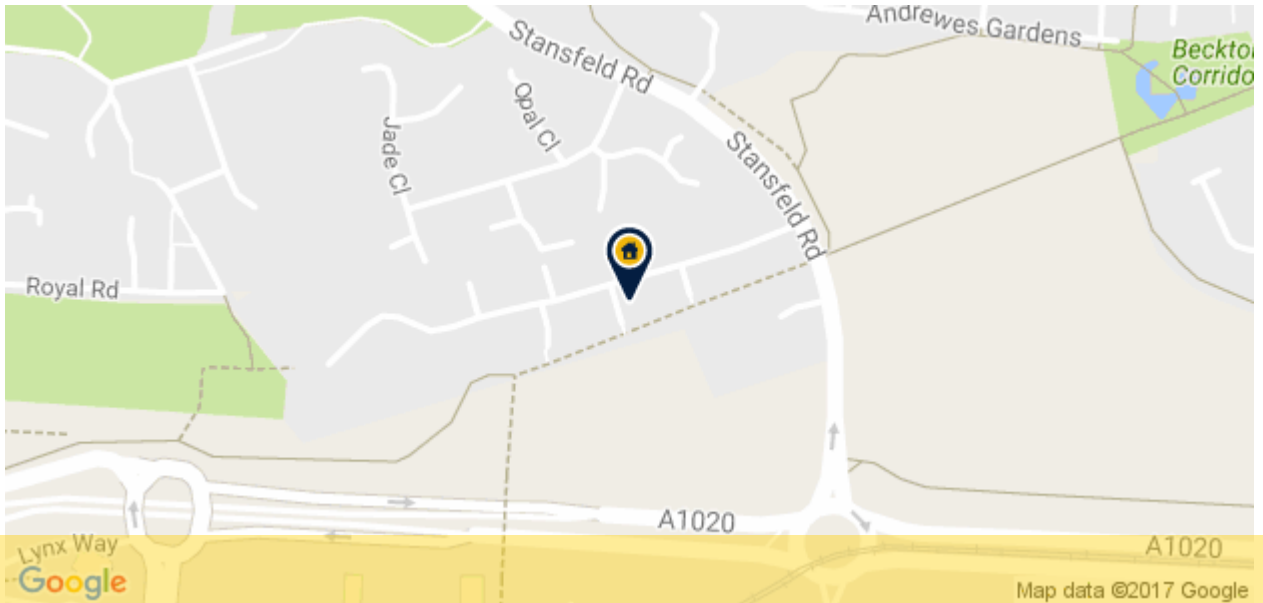
The garden enjoys a southwesterly aspect benefitting from plenty of sunlight. Mainly paved with an attractive, decked reclining area with plenty of privacy.

TENURE

Freehold.



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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 Kennington / Oval Sales Office quoting 201904

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.