



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* Four Bedroom Town House \*\***

**\*\* Driveway \*\***

**\*\* Integral Garage \*\***

**\*\* EPC Rating C \*\***

**\*\* Offered Chain Free \*\***

**\*\* Private Rear Garden \*\***

**\*\* Onsite Shops/24 Hour Security \*\***

**\*\* Council Tax Band E \*\***



**Grimsby Grove, London**

**£575,000 Freehold**



Spencer James are pleased to offer this very well presented chain free four-bedroom three bathroom town house in the popular Galleons Lock development. The property benefits from open plan kitchen diner, 1st floor lounge, four bedrooms, three bathrooms (one en-suite), guest WC, private rear garden, integral garage and driveway. The development benefits from onsite shops, 24 hour security, being close to transports links and local amenities.

#### **Entrance Hall**

Wall mounted radiator, door to rooms, carpet stairs to 1st floor landing.

#### **Kitchen/Diner**

Range of eye and base level units, sink with mixer tap over, electric oven, four ring gas hob with extractor fan over, space for dishwasher, wall mounted boiler, laminate flooring, double glazed window to rear, wall mounted radiator, double glazed door to rear giving access to private garden.

#### **WC**

Laminate flooring, wall mounted radiator, two piece suite comprising of low level wc, wash hand basin with mixer tap over.

#### **Integral Garage**

Door from hallway to garage making it easy access from inside the house, roller garage door, range of eye and base level units, sink with mixer tap over, space for washing machine.

#### **First Floor Landing**

Carpet flooring, doors to all rooms, carpet stairs to second floor landing

#### **Lounge**

Carpet flooring, wall mounted radiator, two x double glazed tilt and turn windows to rear.

#### **Bedroom Three**

Carpet flooring, wall mounted radiator, double glazed aluminium tilt and turn windows to front

#### **Family Bathroom**

Wall mounted towel rail, tiled splash back, three piece suite comprising low level wc, wash hand basin with hot and cold tap over, shower cubicle with electric shower.

#### **Bedroom Four**

Carpet flooring, wall mounted radiator, double glazed aluminium tilt and turn windows to front

#### **Second Floor Landing**

Carpet flooring, doors to all rooms

#### **Bedroom One**

Carpet flooring, wall mounted radiator, two x double glazed aluminium tilt and turn windows to front, door to en-suite

#### **En-suite**

Wall mounted radiator, tiled splash back, three piece suite comprising of low level wc, wash hand basin with hot and cold tap over, shower cubicle with electric shower.

#### **Bedroom Two**

Carpet flooring, wall mounted radiator, two x double glazed aluminium tilt and turn windows to rear

#### **Bathroom**

Tiled splash back, wall mounted radiator, three piece suite comprising of low level wc, wash hand basin with hot and cold tap over, bath with mixer tap over with shower attachment.

#### **Driveway**

Block driveway providing parking for up to two cars

#### **Rear Garden**

Fence enclosed garden, part paved, decking area, plant areas.

# Grimsby Grove, London, E16

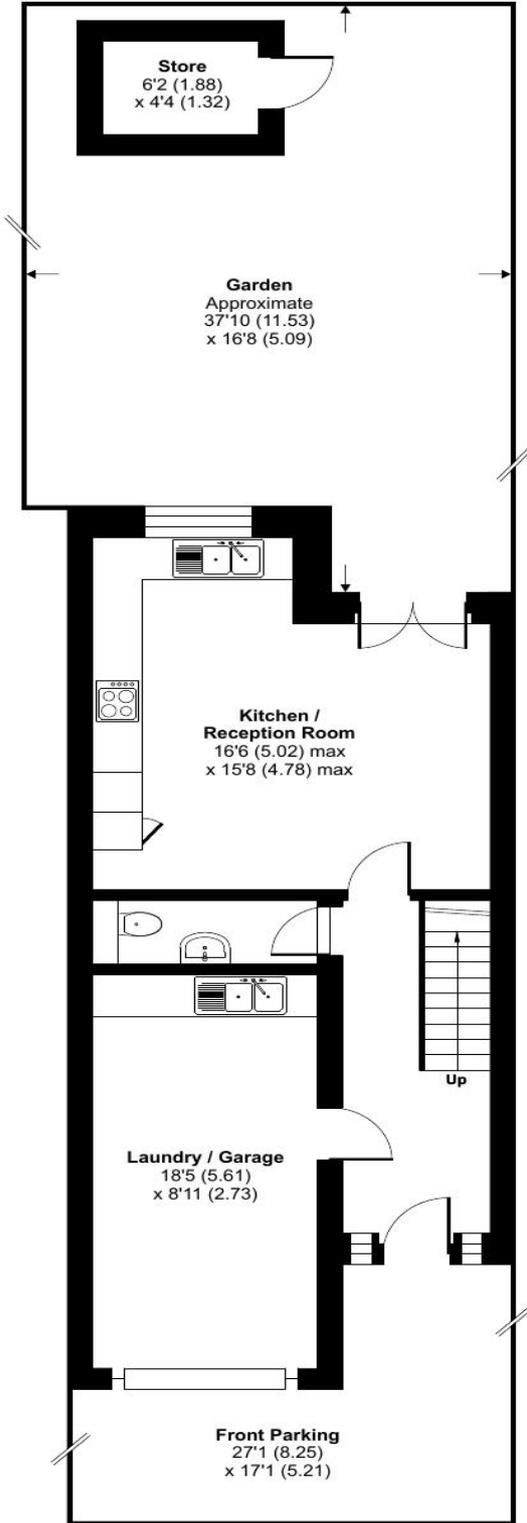
Approximate Area = 1264 sq ft / 117.4 sq m

Garage = 163 sq ft / 15.1 sq m

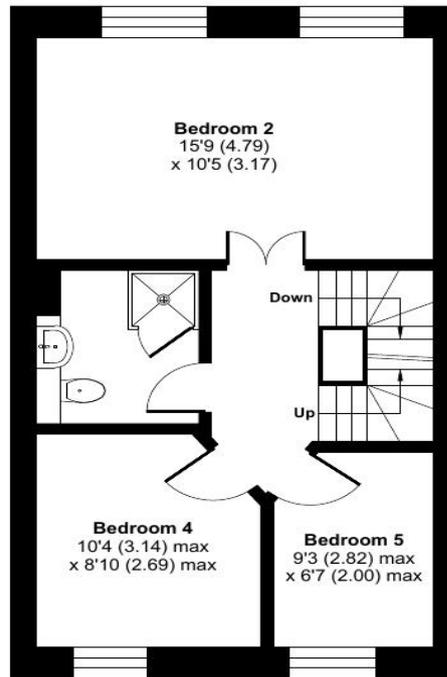
Outbuilding = 27 sq ft / 2.5 sq m

Total = 1454 sq ft / 135 sq m

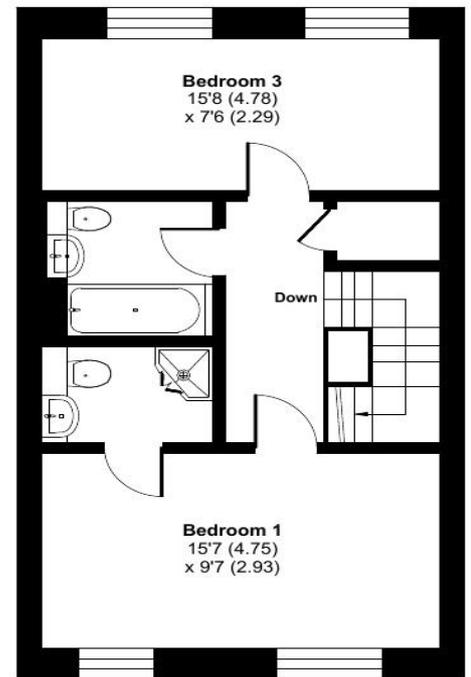
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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