



## Devalls Close, Docklands, E6 5PL Offers In Excess Of £475,000

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**\*\* GREAT SIZE END OF TERRACE WITH OFF STREET PARKING CLOSE TO DLR STATION \*\***

OC Homes are delighted to offer this three bedroom freehold house in the Cyprus area of Docklands to the sales market. The property is well presented throughout and comprises; entrance hallway, ground floor w/c, reception room with semi open plan kitchen / diner and lots of innovative storage space. First Floor; three good size bedrooms, and three piece bathroom suite, with access to a loft space. Externally there is a well maintained private garden to the rear and off street parking for two vehicles to the front.

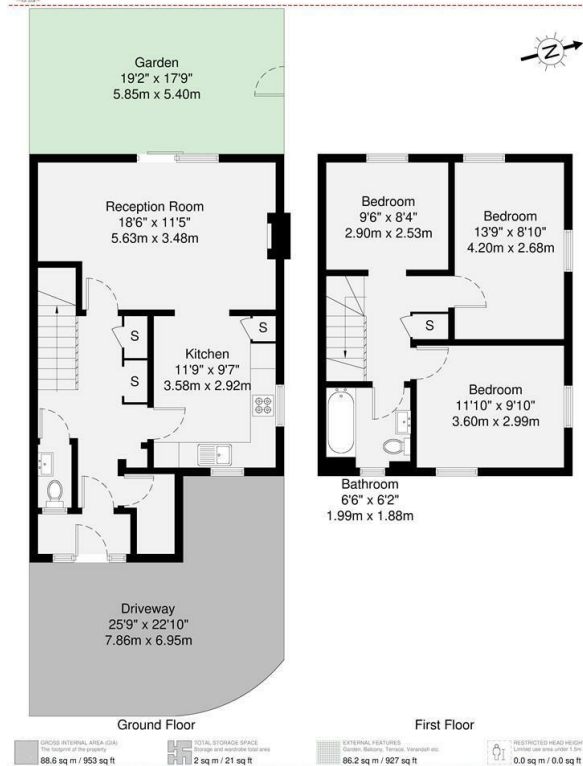
Located ideally, this three bedroom end of terrace property is nestled in a quiet residential close situated between both Beckton and Cyprus DLR stations with a number of bus links and offers a short walk to Cyprus DLR, all with excellent links into the City and Canary Wharf. The property boasts great space throughout as well as lots of natural light and with the added benefit of potential to extend to the rear and convert the loft (subject to planning). The local area is very sought after with a number of local amenities and this sizeable freehold house is bound to attract a lot of interest. To arrange a viewing please call the OC Homes Sales team now.

- END OF TERRACE
- OFF STREET PARKING
- CLOSE TO DLR STATION
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- QUIET RESIDENTIAL CLOSE

### Viewing

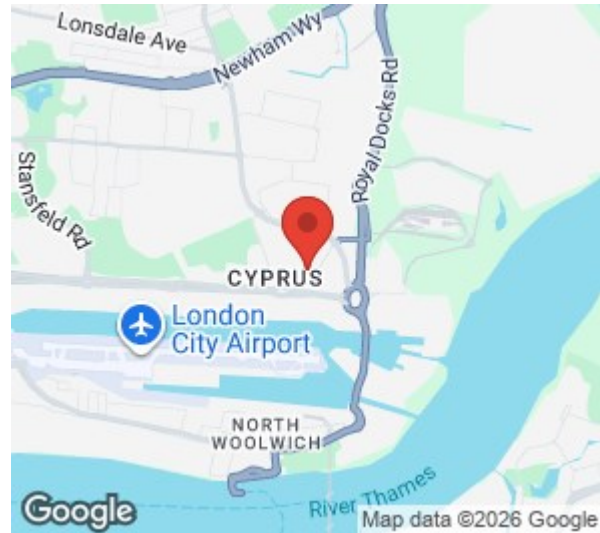
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 84        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      |           |
| (55-68) D                                   |         |           |
| (38-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 67        |
| (55-68) D                                                       |         |           |
| (38-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.