

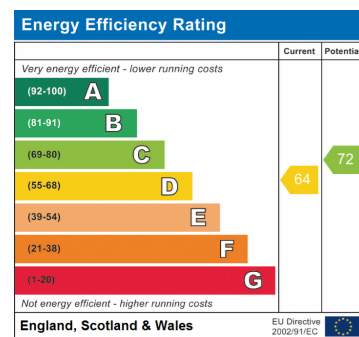


1a Central Park Road, East Ham. E6 3DZ.



Transport Information

0.4 Miles to Upton Park Station for the District and Hammersmith and City Lines which is an 8 minute walk with a plethora of bus routes nearby.



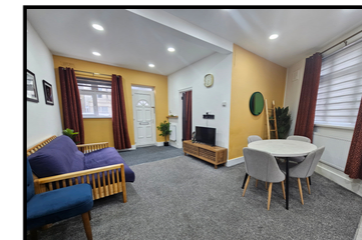
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- Three Bedroom Bungalow
- Vacant Possession
- Newly Refurbished
- Off Road Parking
- Freehold Property





1a Central Park Road, East Ham. E6 3DZ.

Guide Price: £375,000 to £400,000 F/H

Please be aware this is a sale by tender property and the prospective purchaser will have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Life on one level!

Located on the ever-popular Central Park Estate and a short walk away from Upton Park station is this ideally located three-bedroom bungalow.

The spacious and beautifully renovated property boasts of an open and airy lounge, which leads round into the modern fitted kitchen featuring integrated appliances and dining space. Then you'll find two large double bedrooms and a large single bedroom and the family bathroom. There is also a small room for storage through the single bedroom.

Externally you'll find an easy to maintain garden and which is small but an ideal space for a secluded summer BBQ and is accessed through the kitchen, and to the front you have parking for two / three cars.

Schooling in the area is good with both primary and secondary schools within walking distance. There are also good road links around Newham with an abundance of bus stops by the property as well as the A406 and A13 giving road links access to London and beyond.

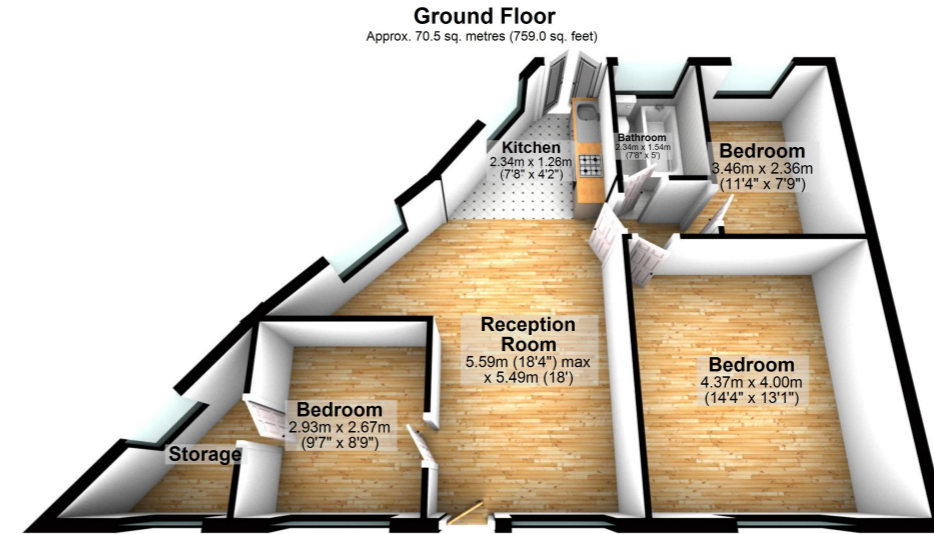
Being located near to both High Street North and South means that local amenities are literally moments away, there is both a Tesco and Sainsbury's on the High Street as well as many big High Street brands and local ethnic shops. Upton Park station is an 8 minute walk away or a short bus ride and can get you in to London with ease, with both District and Hammersmith and City lines with trains coming and going at regular intervals. Green street is a great shopping location and a hive of activity a bustling multi cultured area with an abundance of food and retail shops as well as some high street names. There is also the famous Queens Market which has been in Newham since 1904.

This ideal family home will sell quick so call now to view!

Council Tax Band: C

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

Maximum Council Tax Fee Payable: £1,446.69



Total area: approx. 70.5 sq. metres (759.0 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.

www.propertytics.co.uk
Plan produced using PlanUp.

Accommodation

Open Plan Reception / Kitchen / Diner

25' 10" x 10' 2" > 15' 6" (7.87m x 3.10m > 4.72m)

Bedroom One

13' 7" x 13' 3" (4.14m x 4.04m)

Bedroom Two

12' 4" x 7' 9" (3.76m x 2.36m)

Bedroom Three

9' 7" x 8' 10" (2.92m x 2.69m)

Bathroom

8' 6" x 4' 11" (2.59m x 1.50m)

Garden

13' 11" x 13' 10" (4.24m x 4.22m)

Storage Room

What the owner says...

It's been a great property both for investment and when I lived there. Really nice being all on one level and the great bonus of the parking out the front.



