



7 Sheerwater Road, Beckton. E16 3SU.



PRICE
£400,000
To
£425,000

Transport Information

Royal Albert DLR Station is 0.8 Miles which is 18 minutes walk, but there are a multitude of buses close by which will take you in all directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		91
(81 to 91)	B		
(69 to 80)	C	72	
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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.

- Two Bedroom House
- First floor Bathroom
- Large and spacious house
- Drive Way parking





7 Sheerwater Road, Beckton, London. E16 3SU.

Guide Price: £400,000 to £425,000 F/H

Please be aware this is a sale by tender property and the prospective purchaser will have to pay and Introduction Fee to Aston Fox.

Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

Ideal Family home, Quiet Cul de sac Location !

Located on this quiet turning in Beckton is this recently refurbished and beautifully presented 2 bedroom House which is an ideal first time purchase or investment.

The property which has been beautifully modernised and decorated throughout by its current owners, boasts of a large lounge, conservatory over looking the rear garden, modern fitted kitchen, and then to the first floor there is a modern bathroom suite and two good size double bedrooms.

Externally the property has a rear garden ideal in the summer months as it receives the sunshine the whole day through and is a great space children to play safely this has been fully decked to create a modern and easily maintained space.

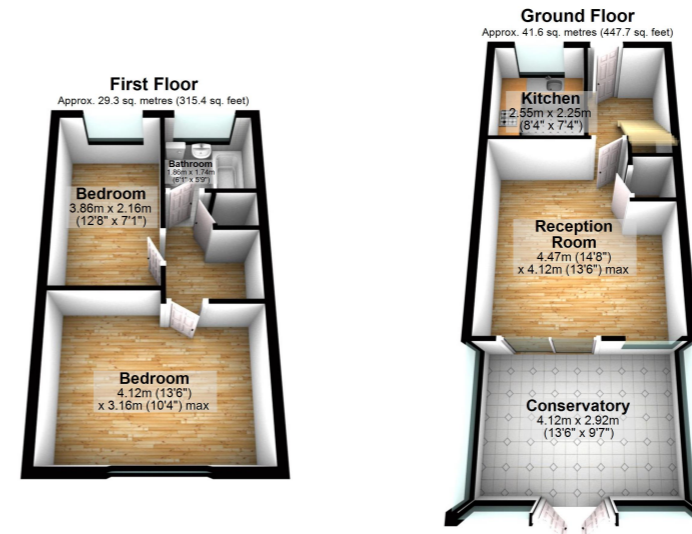
The transport links are excellent in the area with Beckton and Royal Albert DLR Station only a few minutes walk away and giving access to Canary Wharf and Central London. Buses are also really good throughout Beckton and give access to the whole of Newham.

City Airport is also close by and can give access to Europe and Beyond. Schools are good in the area with both primary and secondary schools near by.

This great property will sell quick so call now to view!

What the owner says...

Its been an ideal place to live, access to all the major areas and amenities and all so easily.



Total area: approx. 70.9 sq. metres (763.1 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

- Reception**
14' 8" x 13' 1" (4.47m x 3.99m)
- Kitchen**
8' 5" x 7' 4" (2.57m x 2.24m)
- Conservatory**
12' 8" x 9' 8" (3.86m x 2.95m)
- Garden**
34' 01" (10.39m)
- 1st Floor**
- Bedroom One**
13' 7" x 11' 1" (4.14m x 3.38m)
- Bedroom Two**
12' 2" x 7' 0" (3.71m x 2.13m)
- Bathroom**
6' 1" x 5' 9" (1.85m x 1.75m)

