



### Transport Information

Upton Park Station for the District, and Hammersmith & City Lines is 0.75 miles away which is 15 minutes walk with a plethora of bus routes on your doorstep.

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.

100 Hatherley Gardens, East Ham. E6 3HQ.



PRICE  
£475,000  
To  
£500,000

- Central Park Estate
- Four Bedroom Terraced House
- Original Features
- Double Glazed & Gas Central Heating





## 100 Hatherley Gardens, East Ham. E6 3HQ.

Guide Price: £475,000 to £500,000 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.

Stunning home in a stunning location! Located on one of Central Park estates most sought after roads and only short ride away from East Ham or Upton Park station is this ideally located four-bedroom family home.

The property which is spacious and in good condition, boasts a large through lounge, and a spacious fitted kitchen/diner and family bathroom. Then to the first floor, there are three bedrooms and w/c, and to the second floor is a large bedroom with shower. Externally the garden is an ideal space for summer BBQ's and is easily maintained with raised borders which are full of flowering plants and a beautiful pond.

Schooling is also good with both primary and secondary schools within walking distance of the property. 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.

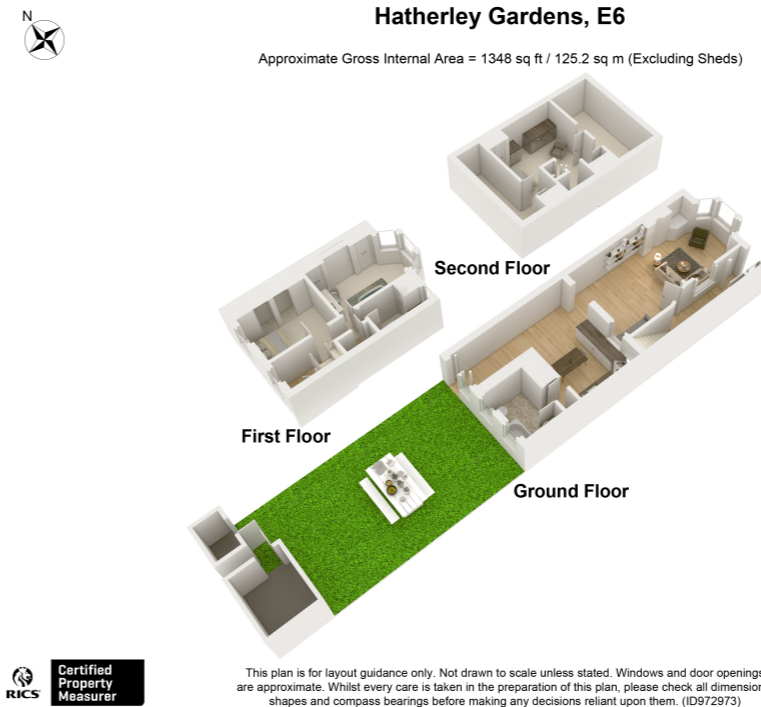
Being located near to the High Street North and South means that local amenities are literally moments away there is both a Tesco and Sainsbury's on the high street as well as many big high street brands and local ethnic shops, East Ham and Upton park stations are a 10/12 minute walk away or a short Bus ride, both stations can get you in to London with ease, as there is both District and Hammersmith and City lines with trains coming and going at regular intervals, for further journeys there is City airport just a short car ride away, ideal for flights to Europe or transatlantic to America. 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.

If it's something a little fancier that you require, then Stratford's Westfield Shopping Centre and Lakeside Thurrock are both short rides away and will give you a wide choice of big fashion names, as well as eateries, and things to do. For road links, the A406 and A13 are only a stone's throw away and will make your journey into London or out to Essex and beyond quick and easy.

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

### What the owner says...

We have loved living here and bringing up the family. We hope that a new family can enjoy this home as much as we have.



### Accommodation

#### Reception Room

24' 1" x 12' 1" (7.34m x 3.68m)

#### Kitchen / Diner

15' 11" > 5' 7" (4.85m > 1.70m) x 8' 3" < 17' 6" (2.51m < 5.33m)

#### Bathroom

8' 1" x 5' 2" (2.46m x 1.57m)

#### Garden

26' 11" (8.20m)

#### 1st Floor

##### Bedroom One

10' 9" x 8' 0" (3.28m x 2.44m)

##### Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m)

##### Bedroom Three

7' 10" x 4' 8" (2.39m x 1.42m)

##### W/C

4' 7" x 2' 1" (1.40m x 0.64m)

#### 2nd Floor

##### Bedroom Four

12' 9" x 11' 2" (3.89m x 3.40m)

