



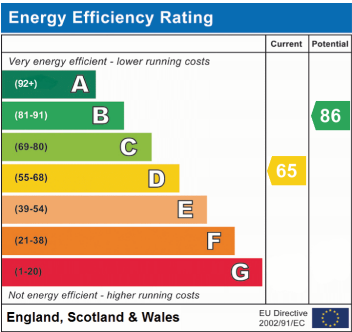
Keppel Road, East Ham. E6 2BD.



PRICE  
£500,000  
To  
£525,000

### Transport Information

Just 0.35 miles to East Ham Station for the District, and Hammersmith & City Lines, 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 Bedrooms
- Mid-Terraced House
- Two Reception Rooms
- Unbeatable Location







## Keppel Road, East Ham. E6 2BD.

Guide Price: £500,000 to £525,000 F/H

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

Perfectly located close to High Street North and East Ham Tube Station is this three-bedroom mid-terraced house.

The family home has an abundance of size and space throughout. Boasting from two reception rooms, a fitted kitchen, and bathroom with an additional separate w/c. Then to the first floor you'll find three very well-proportioned bedrooms.

Externally the property has a very well stocked rear garden which is a peaceful, secluded retreat and easily maintained.

Transport links are excellent throughout Newham with an abundance of stations. East Ham gives you both District, and Hammersmith and City Lines and at Manor Park you can jump on the Elizabeth Line and close by the property there are plenty of bus stops giving road access to Newham and surrounding areas.

Being off High Street North means that local amenities and big high street brands are close buy for all you shopping needs as well as the smaller more specific ethnic shops, if it's a big shopping spree that you have in mind, then Stratford's Westfield shopping centre is a bus ride or short car journey away.

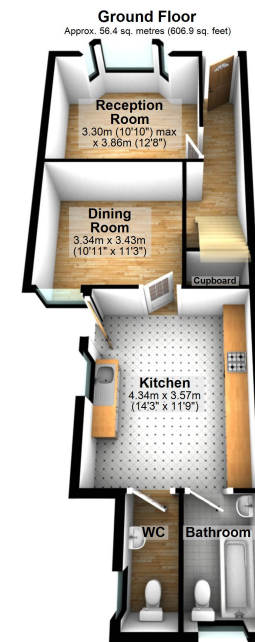
Schooling is again close to the property with plenty of Primary and Secondary schools all with good Ofsted reports.

This great family home is ideal for the growing family but won't be around long so call now to view!

Council Tax Band: C  
Council: Newham  
Maximum Council Tax Fee Payable: £1,649.74

## What the owner says...

This was a great home for me, and have been renting it out for a while with great tenants as the area is great with everything close by.



Total area: approx. 99.8 sq. metres (1074.2 sq. feet)

## Accommodation

### Reception One

12' 8" x 10' 10" (3.86m x 3.30m)

### Reception Two

11' 3" x 10' 11" (3.43m x 3.33m)

### Kitchen

14' 3" x 9' 4" (4.34m x 2.84m)

### Bathroom

8' 0" x 4' 10" (2.44m x 1.47m)

### W/ C

8' 6" x 3' 6" (2.59m x 1.07m)

### Garden

32' 11" (10.03m)

### First Floor

#### Bedroom One

14' 3" x 12' 6" (4.34m x 3.81m)

#### Bedroom Two

10' 11" x 9' 1" (3.33m x 2.77m)

#### Bedroom Three

10' 7" x 9' 5" (3.23m x 2.87m)

