



Transport Information

Upton Park Underground Station is 10 minute walk away

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.

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.

37 Cleves Road, East Ham, London. E6 1QF.



PRICE
£425,000
To
£450,000

- **Three Bedrooms**
- **First floor Bathroom with ground floor W/c**
- **Rear Garden (Approx 25ft)**
- **Chain free**





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Guide Price £425,000 - £450,000 F/H

Please be aware this is a Sale by Tender property and the prospective purchaser will incur an introductory fee to Aston Fox.

Family living!

Located off Barking road and Katherine road and with in close proximity to Central Park, is this large and spacious Three bedroom mid terraced house which offers spacious family living.

The property boasts of a large lounge lounge a fitted kitchen, ground floor W/C, rising to the 1st floor there are three bedrooms and a family bathroom .

Externally there is an easily maintained rear garden and outbuilding.

Schooling in Newham is now excellent with the best rated primary school in England located here. This house is well within the catchment area of nearby Brampton Primary school which is rated outstanding by Ofsted and feeds Brampton Manor Academy.

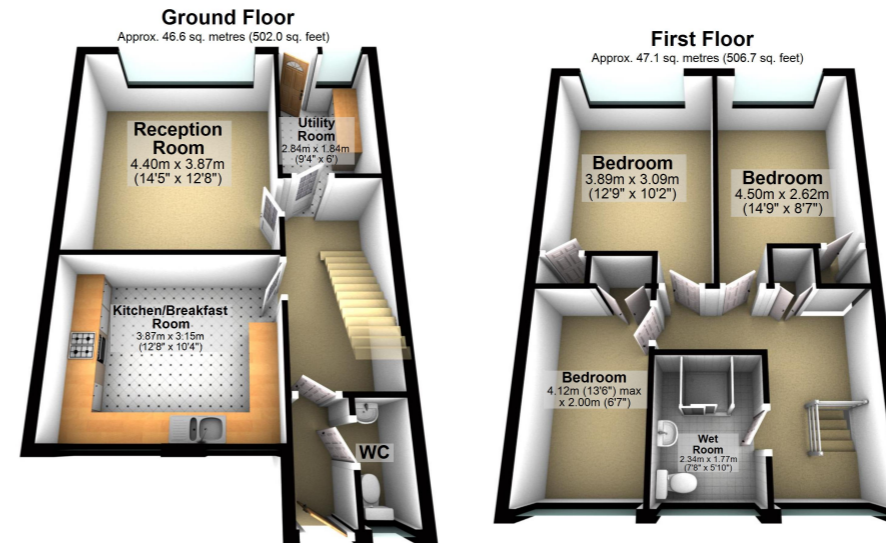
There is a corner shop opposite for your daily pint of milk and those small but urgently needed supplies. For the main high street brands, nearby High Street North has a vast array of shops and slightly further afield on Green Street is the hugely popular Queens Market where an eclectic mix of stalls can be found. There are also the big names, Tesco, Asda, Sainsbury's and Lidl all serving the area. Newham Town Hall with its neighbouring Library and Leisure Centre are also just a brisk walk away.

For transportation, Newham is a great place as East Ham tube station has both District and Hammersmith and City Lines going directly into London and allowing easy links to West Ham where the Jubilee and C2C lines can be caught. At Beckton there is the DLR with connections to Canning Town and Tower Gateway.

Buses run frequently throughout the borough and you are never far from a bus stop. There are cycle links to Stratford and local shopping centres via the nearby Greenway and for the car user the A13 and A406 are a stone's throw away.

What the owner says...

This family home was a great the family have had it from new when it was 1st built, they have loved every minute of it, they have never had any trouble.



Total area: approx. 93.7 sq. metres (1008.7 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 Ground Floor

Lounge

14' 5" x 12' 9" (4.39m x 3.89m)

Kitchen

12' 8" x 10' 3" (3.86m x 3.12m)

Cloakroom

6' 0" x 2' 6" (1.83m x 0.76m)

Utility Room

8' 4" x 5' 11" (2.54m x 1.80m)

Garden

37' 0" (11.28m)

First Floor

Bedroom 1

12' 5" x 9' 10" (3.78m x 3.00m)

Bedroom 2

12' 3" x 9' 0" (3.73m x 2.74m)

Bedroom 3

10' 8" x 6' 10" (3.25m x 2.08m)

Bathroom

7' 7" x 5' 9" (2.31m x 1.75m)