



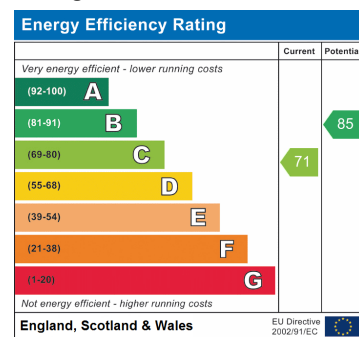
118 Holland Road, East Ham. E6 2EP.



PRICE
£500,000
To
£525,000

Transport Information

0.5 Miles to East Ham Station for the District, and Hammersmith & City Lines which is around 10 minutes walk or a short bus ride away. You're also only 10 minutes by bus from Barking for the C2C and Overground.



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 Terraced House
- Two Bathrooms
- Chain Free and Vacant
- Schools and Transport Links Nearby





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Guide Price: £500,000 to £525,000 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.

Perfect location and great family home!

This delightful home will be what you have been waiting for, nestled perfectly within the Burges Estate and only a brisk walk from East Ham District and Hammersmith and City line station is this three-bedroom mid-terraced family home.

The property which has been well maintained by its present owner boasts of a large through lounge and ground floor w/c. On the first floor, there are two large and one medium sized bedroom.

Close by to the property you'll find High Street North and this is the hive of East Ham, there are both an abundance of shops from High Street brands to local ethnic and family run businesses, there is also a Tesco's and a Sainsbury's for the weekly shopping needs, if it's something a little more fancy you require then Stratford's Westfield shopping centre and Lakeside Thurrock are both short rides away and give you a wide choice of big fashion names as well as eateries and things to do.

As the property is ideally located there is plenty of transport links close by, East Ham station has both District and Hammersmith and City lines enabling access to London in less than 20 minutes. Buses frequently run from Barking Road giving you access throughout the Newham borough and the surrounding areas. For road links the A406 and A13 are only a stone's throw away and give quick and easy links to London or out to Essex and beyond, if you need a flight to Europe or slightly further then London City Airport is a 10-15-minute drive away.

With this being a family home schooling will obviously be a top priority and you are ideally located for access to both primary and secondary schools many of which have excellent Ofsted ratings. This stunning property is an idea purchase for any family or even an investor looking for a top specification property, so don't delay call now to book your viewing today!

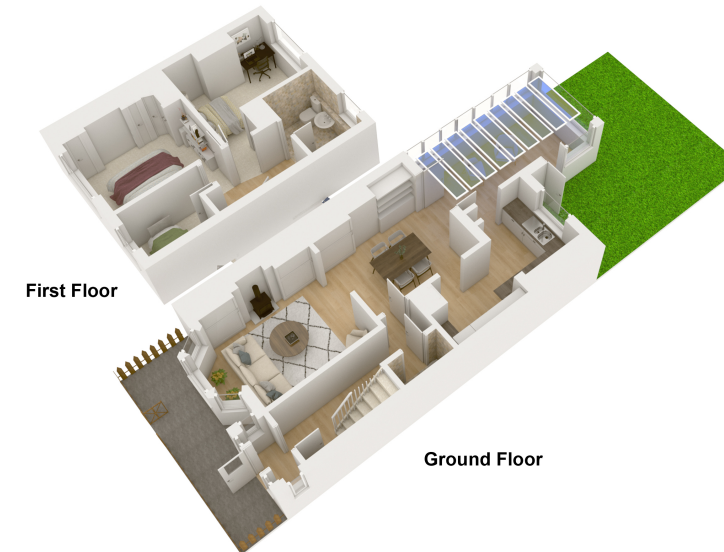
Council Tax Band: D

What the owner says...

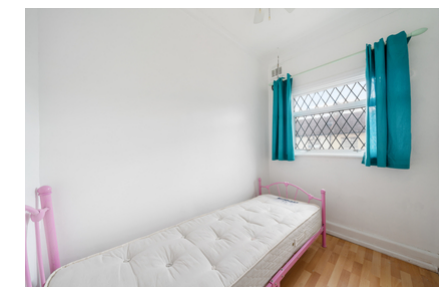
We've rented this property out for years and it is an ideal family home. It's been kept in a good condition and is in a great location!



118 Holland Road ,E6
Approximate Gross Internal Area = 1137 sq ft / 105.6 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID949173)



Accommodation

Reception Room

26' 0" x 11' 3" (7.92m x 3.43m)

Conservatory

7' 6" x 14' 1" (2.29m x 4.29m)

Kitchen

15' 5" x 5' 11" (4.70m x 1.80m)

W/C

5' 4" x 2' 3" (1.63m x 0.69m)

Garden

30' 1" (9.17m)

1st Floor

Bedroom One

11' 10" x 12' 1" (3.61m x 3.68m)

Bedroom Two

11' 11" x 9' 2" (3.63m x 2.79m)

Bedroom Three

5' 11" x 7' 11" (1.80m x 2.41m)

Bathroom

8' 9" x 6' 1" (2.67m x 1.85m)

