



5 St Bernard's Road, East Ham. E6 1PG.



PRICE  
£425,000  
To  
£450,000

### Transport Information

0.5 miles to East Ham Station

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
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.

- Three Bedrooms
- Double Glazed
- Gas Central Heating
- Close To East Ham Station
- Beautiful Condition Throughout







Total area: approx. 87.6 sq. metres (943.1 sq. feet)  
 Plan and measurements are for guidance only. Floor plan produced by Propertyfytics.co.uk.  
 www.propertyfytics.co.uk  
 Plan produced using Floorplan.

## Accommodation

- Lounge 24'7 x 11'3
- Kitchen 11'2 x 8'4
- Bathroom 7' x 4'1
- WC 4'2 X 2'9
- Garden Approx 25FT
- 1st Floor
- Bedroom 1 13'1 x 11'
- Bedroom 2 10'11 x 9'1
- Bedroom 3 10'11 x 8'6

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Guide Price: £425,000 to £450,000 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 which has been well maintained by its current owners has an abundance of size and space throughout. Boasting from a spacious through lounge, a fitted kitchen and family bathroom with separate w/c. Then to the first floor you'll find the three good sized bedrooms.

Externally the property has secluded rear garden that extends to approx 252ft and is a great suntrap in the warmer months with lawn, a bedding area and deck to the rear.

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 its 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: £1,446.69

## What the owner says...

We have grown as a family in this great house and it will be perfect for a family just starting out like we did.

