



Transport Information

This home is 1.1 miles from both East Ham and Upton Park stations, which is a 20-25 minute walk. There are many bus routes close by what will take you through East London and beyond.

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.

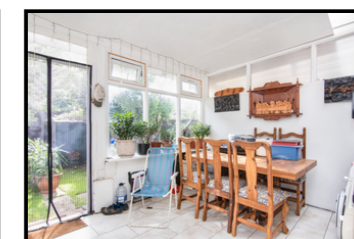
We are based just two doors down from East Ham Station.

65 Eustace Road, London. E6 3NE.



PRICE
£475,000
To
£500,000

- Through Lounge
- South Facing Garden
- Central Park Estate
- Large Conservatory





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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. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

Probably one of the nicest properties we have had the pleasure of marketing, this delightful three bedroom house is modern and light filled throughout, and has been well-maintained by its current owners. Internally the property consists of a through lounge flowing in to a modern and well designed kitchen which gives access to the conservatory/sun room, To The first floor there are three bedrooms, two of which are double in size with the third being a single and there is a spacious family shower/bathroom which is modern and well finished. To the rear is a delightfully secluded, south facing garden. The garden is beautifully stocked and is a stunning retreat and an ideal place to entertain in the summer.

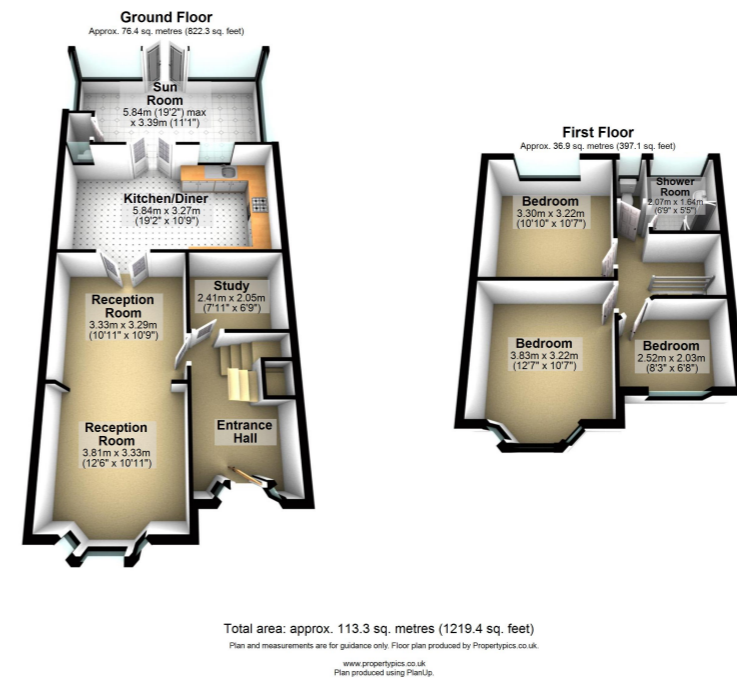
The property is located on the south side of the ever popular and highly sought after Central Park Estate which is a tree lined and tranquil place to live. Central Park with its many facilities is a few minute's walk away and throughout the year is a hive of sporting and musical events. The Greatfield Community with its East Edge Sisters WI group and Community Market is centred here and over the year run various neighbourhood inspired markets and family orientated days. Red Door Studios and Arts Centre is active across the arts and young professionals are busy buying and restoring properties in this road. 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.

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

What the owner says...

I've lived here for many years and the community is a real bonus, the home ready for a new family to enjoy.



Accommodation

Reception Room

24' 10" x 10' 10" (7.57m x 3.30m)

Study

7' 10" x 6' 8" (2.39m x 2.03m)

Kitchen / Diner

19' 5" x 10' 2" (5.92m x 3.10m)

Conservatory

18' 1" x 10' 11" (5.51m x 3.33m)

W/C

3' 6" x 2' 10" (1.07m x 0.86m)

Garden

26' 8" (8.13m)

1st floor

Bedroom One

13' 6" x 9' 7" (4.11m x 2.92m)

Bedroom Two

10' 11" x 8' 5" (3.33m x 2.57m)

Bedroom Three

8' 0" x 7' 2" (2.44m x 2.18m)

Bathroom

6' 9" x 5' 4" (2.06m x 1.63m)

W/C

3' 11" x 2' 6" (1.19m x 0.76m)