



142 Mitcham Road, East Ham. E6 3NF.



PRICE
£550,000
To
£575,000

Transport Information

1 Mile to East Ham Station which is 20 minutes walk with a plethora of buses on the nearby High Street South taking you throughout the Borough

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		78
(55 to 68)	D	63	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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.

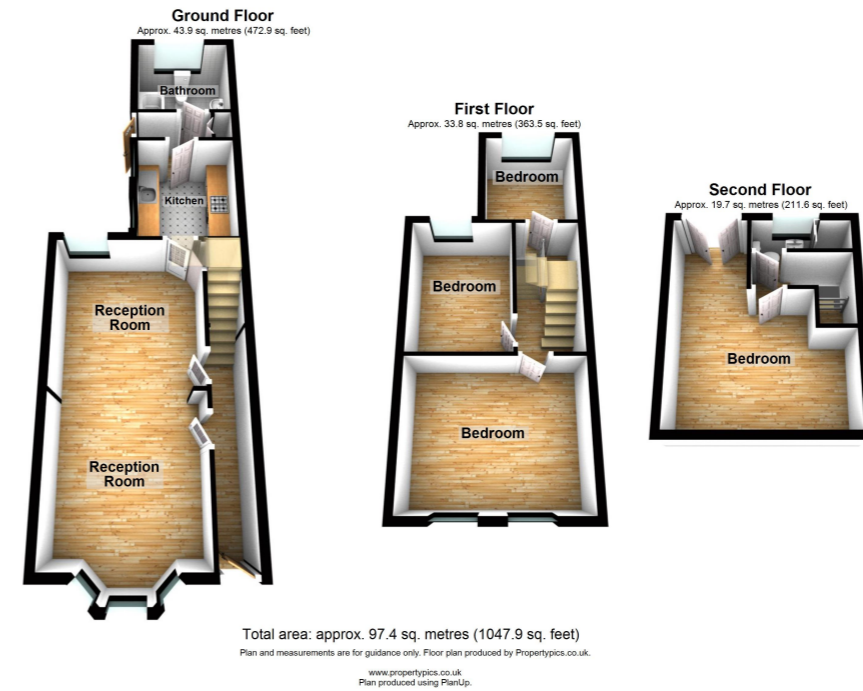
What's next?

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.

- Four bedroom mid terraced house
- Two bathrooms
- Double glazing and gas central heating
- Recently decorated/modernised





Accommodation

Reception Room
24' 9" x 11' 5" (7.54m x 3.48m)

Kitchen

Bathroom
8' 4" x 7' 2" (2.54m x 2.18m)

Garden
31' 3" (9.53m)

1st Floor

Bedroom One
14' 0" x 10' 11" (4.27m x 3.33m)

Bedroom Two
10' 11" x 7' 9" (3.33m x 2.36m)

Bedroom Three
8' 10" x 8' 6" (2.69m x 2.59m)

2nd Floor

Bedroom Four
12' 8" x 8' 9" > 16' 0" (3.86m x 2.67m > 4.88m)

En-Suite
7' 5" x 2' 7" (2.26m x 0.79m)

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Guide Price: £550,000 to £575,000 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.

Truly special! A truly delightful four bedroom mid-terraced family house, modern, light-filled, and spacious throughout. Internally the property consists of a through-lounge with original features, a modern and well designed kitchen with access to the to idillic garden, and a ground floor bathroom which is also conveniently located near the rear of the house. The first floor has three bedrooms, two of which are double in size with the third being a single. On the second floor is a generously sized bedroom, large and bright, with an en-suite bathroom. To the rear is a delightfully secluded, suntrap 30ft garden which is ideal for those lazy sundays and summer brunches. The garden is beautifully stocked and is a stunning retreat and an ideal place to entertain in the summer. There is an integral passageway to the side of the house which serves as a direct access to the garden and acts as an ideal wine cellar and overflow larder!

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 centered 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.

What the owner says...

We have really loved living here just need a bit more space for the children, the area is ideal and such a great community feel.

