



Transport Information

0.3 Miles to Gallions Reach DLR Station which is a 7 minute walk with a plethora of buses nearby.

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.

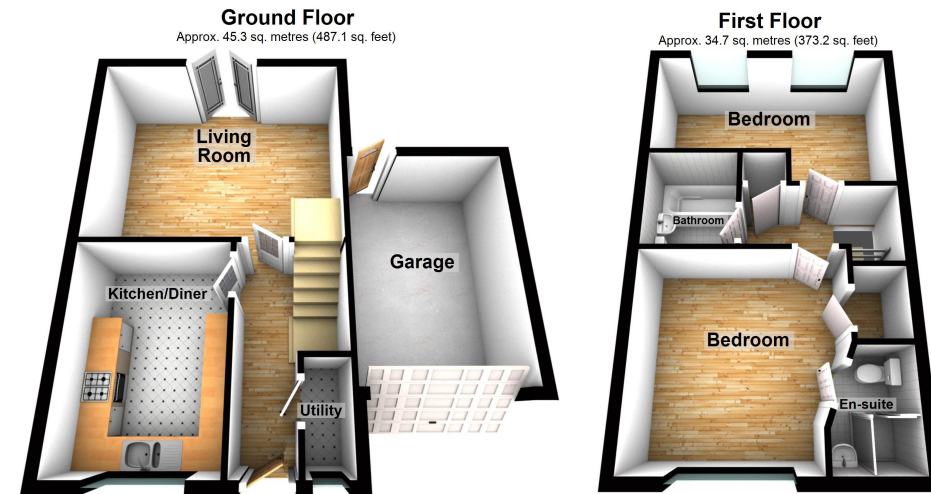
19 Founder Close, Beckton. E6 6FS.



PRICE
£550,000
To
£575,000

- **3 Bedroom Link Detached House**
- **Large Garden with Log Cabin**
- **0.3 Miles to DLR**
- **Driveway for 2 Cars and Garage**





Total area: approx. 79.9 sq. metres (860.2 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

Reception Room

14' 10" x 12' 0" (4.52m x 3.66m)

Kitchen / Diner

12' 1" x 8' 7" (3.68m x 2.62m)

Utility Room

5' 10" x 2' 9" (1.78m x 0.84m)

Garden

36' (10.97m)

Log Cabin

17' 3" x 9' 1" (5.26m x 2.77m)

Garage

16' 9" x 8' 9" (5.11m x 2.67m)

1st Floor

Bedroom One

11' 5" x 10' 5" (3.48m x 3.17m)

Ensuite

5' 2" x 5' 2" (1.57m x 1.57m)

Bedroom Two

14' 9" x 8' 10" (4.5m x 2.682m)

Bathroom

6' 3" x 8' 7" (1.91m x 2.62m)

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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 may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Ideal family home, in a quiet location! Located on this quiet turning in Beckton is this well presented three-bedroom link-detached house which is an ideal first-time purchase, or investment.

The property which has been well-maintained throughout, is modern and well-decorated. Boasting of a large lounge, fitted modern kitchen / diner, and has a utility room too which retains existing plumbing should you want to return it to a downstairs cloakroom (w/c). The upstairs of the home is currently being used as two large double bedrooms and the larger of them at the front of the house also has the benefit of an ensuite shower room. This was originally a three-bedroom home, but the current owner had the partition wall separating the rear bedrooms removed to make one larger bedroom. Please contact us to view the original floor plans, and the owner is happy to put the wall back up prior to completion if you prefer, and then you also have the modern three-piece bathroom suite.

The property also has an extensive south facing rear garden that is ideal in the summer months as it receives the sunshine the whole day through and is a great space for children to play safely. Also the owner has built a large log cabin in the garden which has a multitude of uses such as a home office, gym, or play room! Then there is also the added benefit of a garage and private driveway to the front with the front garden, which goes around the side of the house.

The transport links are excellent in the area with Gallions Reach and Cyprus DLR Station only a few minutes' walk away and giving access to Canary Wharf and Central London. Buses are also very regular throughout Beckton and give access to the whole of Newham. Road links are great, as the A13, A406, and M11 motorway are all only a short drive away giving good links into London and to the rest of Essex and surrounding areas.

City Airport is also close by for flights to Europe and parts of America. Beckton is a great area to live in and benefits from good local amenities, with Asda, Tesco's, and Sainsbury's all having shopping centres close by and there are two retail parks all within a 5 minutes' drive which have all your High Street Brands, Schools are also good from infant to primary and secondary schools, and they are also plentiful throughout Beckton. For the shopping sprees and days out you have both Thurrock Lakeside and Stratford Westfield within easy reach. Beckton also has a cinema and casino.

What the owner says...

We're sad to leave this home, it's in such a great location. Quiet, yet very close to everything, and the house is so bright and airy with so much potential, we're sure a new family will love it!



This beautiful family home is a rare to the market, and won't hang around long, so call now to book your viewing before it's too late!

Council Tax Band: C

Council: Newham

Maximum Council Tax Fee Payable: £1,532.74