



Princes Terrace, Plaistow. E13 9AJ.



PRICE
£425,000
To
£450,000

Transport Information

0.25 Miles to Upton Park Station for the District, and Hammersmith & City lines

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 Bedroom Terraced House
- Unbeatable Location
- Freehold
- Front and Rear Gardens





Accommodation

Reception Room

18' 0" x 12' 0" (5.49m x 3.66m)

Kitchen

9' 6" x 8' 9" (2.90m x 2.67m)

Utility Room

9' 0" x 5' 9" (2.74m x 1.75m)

Garden 26ft

1st Floor

Bedroom One

12' 1" x 11' 11" (3.68m x 3.63m)

Bedroom Two

12' 1" x 5' 11" (3.68m x 1.80m)

Bedroom Three

11' 10" x 5' 10" (3.61m x 1.78m)

Bathroom

5' 11" x 5' 10" (1.80m x 1.78m)

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

Great Family Home! You will want to be the first through the door to view this charming three-bedroom terraced family home. Boasting of a large reception room, fitted kitchen, and utility room. Then to the first floor, there are three bedrooms and several storage cupboards, and a bright and airy family bathroom.

Externally the rear garden that extends to approximately 26ft and is an ideal space for barbeques or just for the children to let of a little steam and has access from the rear too, the front garden is well stocked and giving additional privacy.

The location is ideal as the home is only a short walk from Upton Park tube station. Where you can catch both the Hammersmith and City Line as well as the District Line, giving swift access into London or out to Essex. For your local amenities, Green Street is moments away and has many High Street brands as well as local ethnic shops. Queens Market is a vibrant and bustling place on market days. For the shopping sprees and days out, you have both Thurrock Lakeside and Stratford Westfield within easy reach, and both have many High Street names and high-end shops as well as eateries and activities like the cinema, bowling and a casino.

Schooling in the area is superb in the area and transportation throughout Newham is good with an abundance of bus stops close by the home and buses go throughout the Borough and into surrounding areas. Road links are also good with the A406, A13 and A12 all only short rides away. City Airport is also close by for flights to Europe and parts of America.

This delightful family home will tick a lot of boxes for many buyers so book your viewing quickly and be one of the first through the door.

Council Tax Band: C

Council: Newham

What the owner says...

This has been a lovely home for the family, we especially love that there is so much storage everywhere and the gardens look lovely in spring

