



Transport Information

There are 4 bus routes on your doorstep, East Ham Station is 1.2 miles and 25 mins walk. Beckton DLR is 0.9 Miles and 20 minutes walk

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.

99 Sandford Road, East Ham, London. E6 3RB.



PRICE
£300,000
To
£325,000

- **Three Bedroom 2nd floor Flat**
- **close to station and local amenities**
- **Large lounge with winter balcony**
- **Good lease 105yrs approx**





99 Sandford Road, East Ham, London. E6 3RB.

Guide Price: £300,000 to £325,000 L/H Please be aware this is a sale by tender property and the prospective purchaser will have to pay and Introduction Fee to Aston Fox. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

The Perfect Flat!

Aston Fox are pleased to offer for sale this three bedroom ex local authority first floor flat located just off High Street South. The property which is well presented and maintained boasts of a large lounge, Three well sized bedrooms, a modern fitted Kitchen and family Bathroom with separate W/c. externally there are Two storage sheds and a communal garden which the family has taken full advantage of all year around.

Transport links are excellent, by road rail or bus. For rail East Ham station is a short walk away and gives access to both District and Hammersmith and City Lines, for road the A13 and A406 are minutes away and if it's buses that you need then there are plenty of them stopping on the Barking road and also on Vicarage lane which is seconds away from the property.

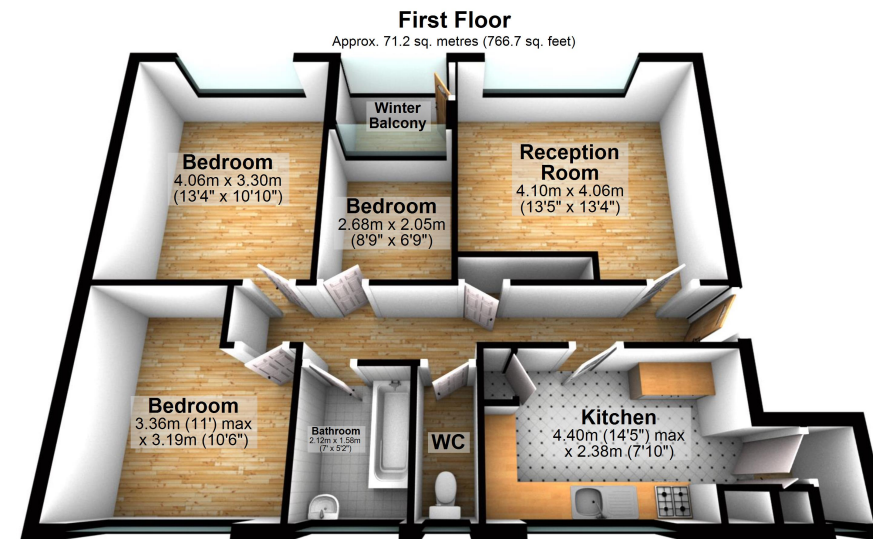
With any Property there is the opportunity for rental or buy to live in and this property lends itself perfectly for both.

There are also good schools in the area for both primary and secondary age children and all are within walking distance. For local amenities there are the usual local shops close by and there are also slightly further away on High Street North there are the bigger high street names, for the weekly shop Tesco, Sainsbury's, and Lidl are all close by and for those wanting retail therapy then you have the option of Stratford Westfield and Thurrock Lakeside.

This spacious Flat will sell quick so call today to book your viewing!

What the owner says...

Its been a great place to live over the years, close to transport and local amenities.



Total area: approx. 71.2 sq. metres (766.7 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

13' 5" x 13' 7" (4.09m x 4.14m)

Balcony

6' 8" x 3' 9" (2.03m x 1.14m)

Kitchen

12' 2" x 7' 10" (3.71m x 2.39m)

W/C

6' 1" x 2' 8" (1.85m x 0.81m)

Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)

Bedroom One

13' 5" x 10' 9" (4.09m x 3.28m)

Bedroom Two

11' 0" x 11' 7" (3.35m x 3.53m)

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

