



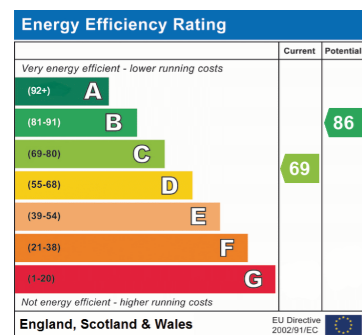
32 Botha Road, Plaistow. E13 8PQ.



PRICE
£375,000
To
£400,000

Transport Information

Prince Regent DLR Station is 0.7 miles away which is around 15 minutes' walk with a plethora of buses on Prince Regent Lane taking you throughout the borough.



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.

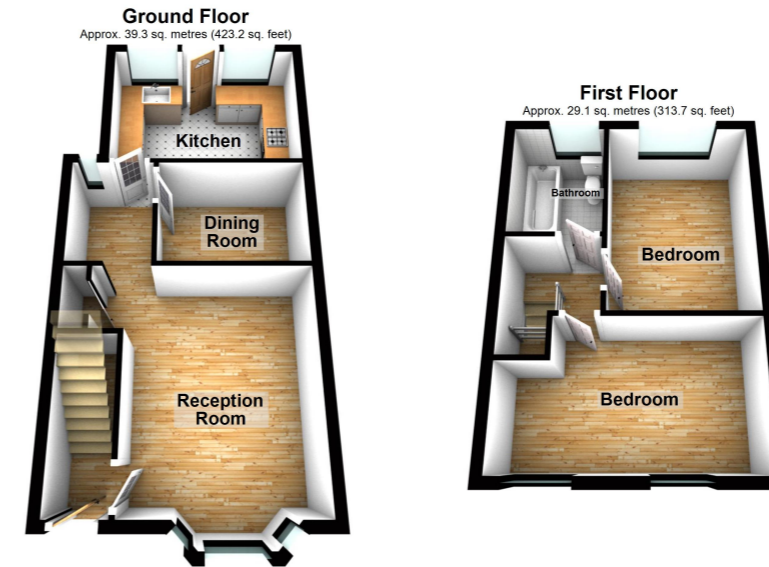
What's next?

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.

- Two Bedroom Terraced House
- First Floor Bathroom
- Two reception rooms
- Double Glazed & Gas Central Heating
- Freehold Property





Total area: approx. 68.5 sq. metres (736.9 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 One**
15' 9" x 11' 0" (4.80m x 3.35m)
- Reception Two**
9' 3" x 6' 11" (2.82m x 2.11m)
- Kitchen**
12' 6" x 8' 10" (3.81m x 2.69m)
- Garden**
26' 2" (7.98m)
- 1st Floor**
- Bedroom One**
14' 1" x 10' 8" (4.29m x 3.25m)
- Bedroom Two**
12' 3" x 9' 3" (3.73m x 2.82m)
- Bathroom**
6' 11" x 4' 5" (2.11m x 1.35m)

32 Botha Road, Plaistow. E13 8PQ.

Guide Price: £375,000 to £400,000 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.

Located just off Prince Regents Lane and in a prime location is this well-maintained two-bedroom family home.

The property boasts of a main reception room that's bright and airy, plus a second reception room, and at the rear you'll find your fitted kitchen which is large enough for a dining table which leads out to the rear garden which extends to around 26ft and is paved for easy maintenance. Then up on the first floor you have the two spacious double bedrooms and the family bathroom.

The property is also well located for transport links, as the A13, A406, and the 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, and there is also Prince Reagent DLR station only a short walk away giving quick links into London and Docklands.

This 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 10 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 Custom house and surrounding areas.

This spacious and well-maintained home will sell quickly so don't miss the opportunity of owning it and call now to view!

Council Tax Band: C

Council: Newham

Maximum Council Tax Fee Payable: £1,532.74

What the owner says...

We have loved living here and been here for over 20 years, the area has a real community feel.

