



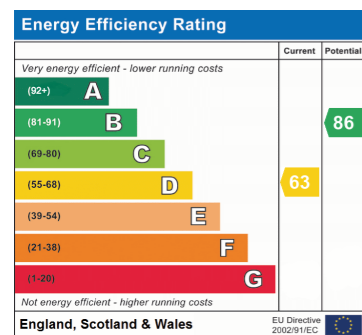
112 St Albans Avenue, East Ham. E6 6HQ.



PRICE
£475,000
To
£500,000

Transport Information

1 Mile to Beckton DLR Station
1.1 Miles to East Ham Station.



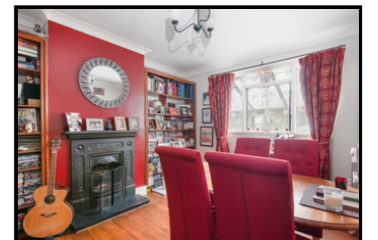
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

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.

- Period Features
- 65 ft Garden
- Two Receptions
- First Floor Bathroom and Second Floor Shower Room
- Four Bedrooms





112 St Albans Avenue, East Ham, London. E6 6HQ.

Guide Price: £475,000 to £500,000 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.

We've found your dream home and it's got period features too!

This delightful four bedroom mid-terraced home offers all the space a growing family would wish for.

Internally the ground floor of the property has beautiful wooden flooring throughout and boasts of two spacious reception rooms, fitted galley kitchen and a conservatory, plus a stunning 65 ft rear garden which is well stocked and has been loved and cared for by the current owners with a paved area and then lawn, ideal for the summer BBQs or for entertaining the children.

Then up on the first floor, you have two large bedrooms, a smaller bedroom and the family bathroom, and rising up to the second floor you have another large bedroom with Juliette balcony and the additional shower room.

Near by the home is an abundance of Primary and Secondary schools along with views from the front door of Gooseley Playing Field.

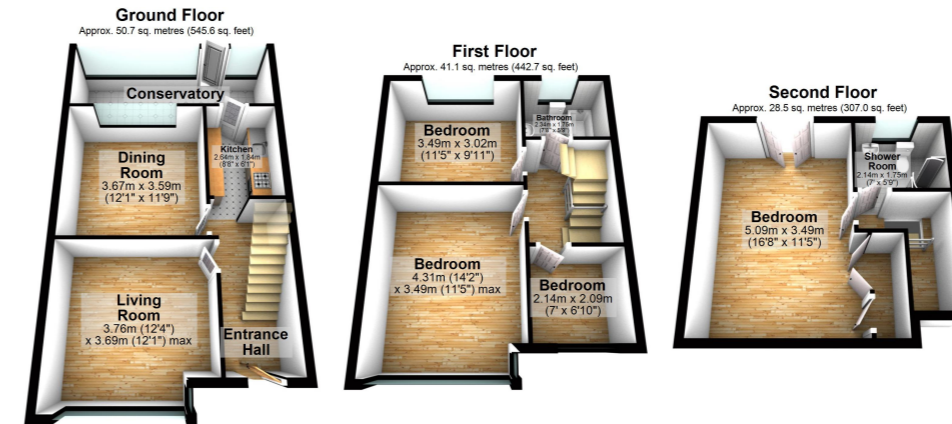
Don't delay, call now to book your slot to view today!

Transport links are excellent, by road rail or bus. For rail East Ham station is a short walk or bus ride 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 moments away from the property.

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.

What the owner says...

This is an amazing location, it's a quiet turning and having the park so close is absolutely lovely.



Total area: approx. 120.3 sq. metres (1295.2 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.
www.propertypics.co.uk
Plan produced using PlanUp.

Accommodation

Reception One
12' 4" x 12' 2" (3.76m x 3.71m)

Reception Two
12' 0" x 11' 9" (3.66m x 3.58m)

Kitchen
9' 0" x 5' 11" (2.74m x 1.80m)

Conservatory
18' 11" x 6' 2" (5.77m x 1.88m)

Garden 65ft

First Floor

Bedroom One
12' 0" x 11' 4" (3.66m x 3.45m)

Bedroom Two
12' 6" x 8' 11" (3.81m x 2.72m)

Bedroom Three
6' 10" x 6' 5" (2.08m x 1.96m)

Bathroom
7' 8" x 5' 7" (2.34m x 1.70m)

2nd Floor

Bedroom Four
15' 5" x 11' 10" (4.70m x 3.61m)

Shower Room
5' 8" x 7' 4" (1.73m x 2.24m)

