



22 Barton Close, Beckton. E6 5QE.



PRICE
£425,000
To
£450,000

Transport Information

Beckton DLR Station is 0.2 Miles away, or a 5minute walk. There are also many bus routes within a few minutes walk.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
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 mid terraced house
- Double Glazed
- Gas Central Heating
- Integral Garage





22 Barton Close, Beckton, London. E6 5QE.

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 and Introduction Fee to Aston Fox. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

Family Living!

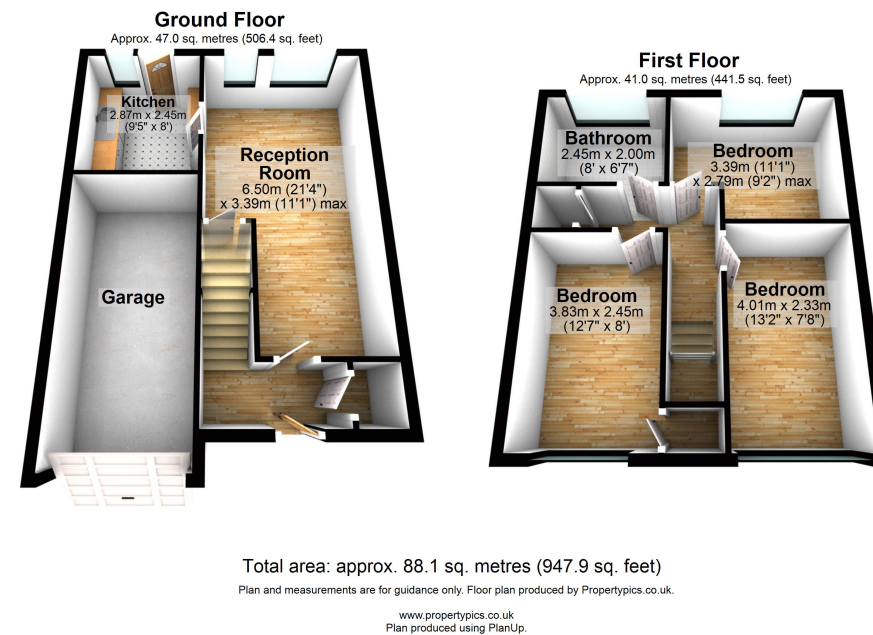
Spacious and stunning is the only way to describe this Three bedroom Mid terraced family home. This modern property boasts on the ground floor of a large lounge, modern fitted kitchen and utility cupboard, then to the first floor there are three bedrooms all well sized and a fully fitted family bathroom. Externally the property has parking for 2/3 cars and an integrated garage, there is a rear garden that needs a little landscaping, but would be an excellent space during the summer months.

The property is also well located for transport links, 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, and there is also Cyprus and Beckton Park DLR stations both of which are only short walk away giving quick links into London and Docklands. 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.

This fantastic family home is a real head turner and due to its rarity to the market, won't hang around long, so call now to book your viewing before it's too late! This property must be seen to understand and to see its true great finish, so call to view now.

What the owner says...

The location is so lovely, the cul de sac is always quiet and peaceful and, we re also very close to the local amenities which is great for shopping.



Accommodation

Reception Room

21' 2" x 11' 1" (6.45m x 3.38m)

Kitchen

9' 5" x 8' 0" (2.87m x 2.44m)

Garden

25' 0" x 25' 0" (7.62m x 7.62m)

Garage

17' 9" x 8' 2" (5.41m x 2.49m)

1st Floor

Bedroom One

13' 2" x 8' 1" (4.01m x 2.46m)

Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)

Bedroom Three

13' 11" x 7' 11" (4.24m x 2.41m)

Bathroom

8' 0" x 6' 7" (2.44m x 2.01m)