



33 Brampton Road, East Ham. E6 3LL.



PRICE  
£450,000  
To  
£475,000

### Transport Information

0.8 Miles to Upton Park Station for the District, and Hammersmith and City Lines, and you'll find a multitude of buses on your doorstep taking you there, East Ham Station and onwards throughout the borough.

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		80
(56 to 68) <b>D</b>	56	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
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.

- Central Park Estate
- Two Bedroom
- Upstairs Bathroom
- End of Terrace





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Guide Price: £450,000 to £475,000 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. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

Super Home!

Located on the ever popular Central Park estate and a short ride away from East Ham or Upton Park station is this ideally located two bedroom family home.

The property which is spacious and in a good condition, boasts of a through lounge, and spacious fitted kitchen. To the first floor there are two double bedrooms and a fully fitted family bathroom. Externally there is a garden which is an ideal space for summer BBQ's and is easily maintained with raised borders which are full of flowering plants and fruit trees.

Schooling is also good with both primary and secondary schools within walking distance of the property. There are also good road links around Newham with an abundance of bus stops by the property as well as the A406 and A13 giving road links access to London and beyond.

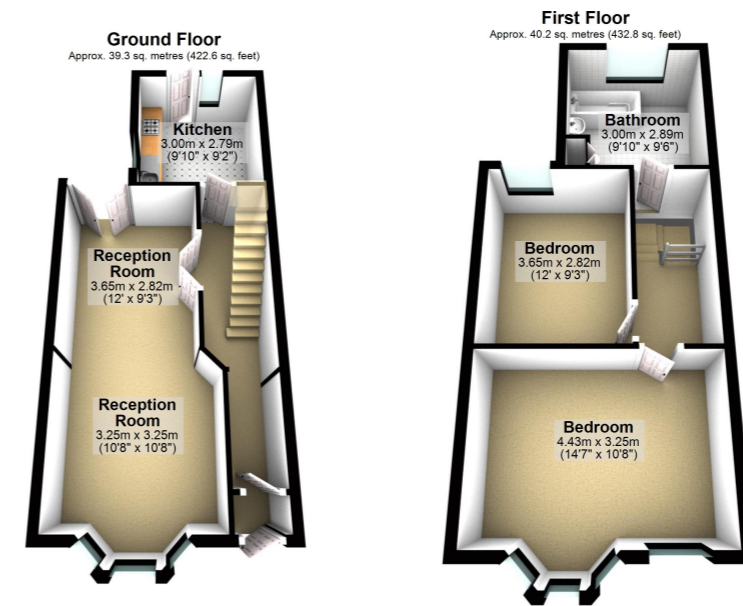
Being located near to the High street North and South means that local amenities are literally moments away there is both a Tesco and Sainsbury's on the high street as well as many big high street brands and local ethnic shops, East Ham station is a 10/12 minute walk away or a short Bus ride and can get you in to London with ease, as there is both District and Hammersmith and City lines with trains coming and going at regular intervals.

There is also Upton Park station which is also on the district line and Hammersmith and city line. Green street is a great shopping location and a hive of activity a bustling multi cultured area with an abundance of food and retail shops as well as some high street names. There is also the famous Queens Market which has been in Newham since 1904.

This ideal family home will sell quick so call now to view!

### What the owner says...

This has been a great investment over the years, but time to move on and let someone else enjoy this fantastic home.



### Accommodation

- Reception Room**  
24' 10" x 11' 8" (7.57m x 3.56m)
- Kitchen**  
13' 2" x 9' 8" (4.01m x 2.95m)
- Garden**  
43' 11" (13.39m)
- 1st Floor**
- Bedroom One**  
14' 8" x 13' 3" (4.47m x 4.04m)
- Bedroom Two**  
11' 3" x 9' 4" (3.43m x 2.84m)
- Bathroom**  
9' 11" x 9' 8" (3.02m x 2.95m)



