



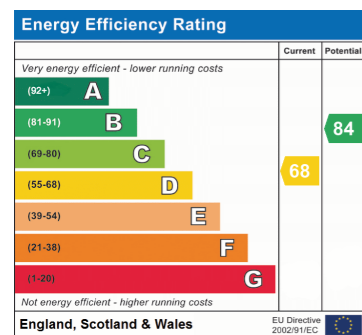
114 Goldsmith Avenue, Manor Park. E12 6QD.



PRICE  
£525,000  
To  
£550,000

### Transport Information

0.5 Miles to East Ham Station for the District, and Hammersmith & City Lines which is a 10-12 minute walk with a plethora of bus routes nearby



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-Terrace House
- Two Reception Rooms
- Ground Floor and First Floor Bathrooms
- Fantastic Location for Transport and Amenities
- Poet's Estate





## 114 Goldsmith Avenue, Manor Park. E12 6QD.

Guide Price: £525,000 to £550,000 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.

Fabulous Family Property on Poet's Estate! This superb three-bedroom terraced family home is deceptively large inside. From the moment that you enter the home you'll find it great neutral condition, ready for a new family to make it their own as it is a blank canvas and recently refurbished to a very high standard throughout. The home boasts from a two bright and airy reception rooms and a beautifully fitted kitchen/diner which leads on to a shower room. Then continuing upstairs you have the three double bedrooms, the primary with a beautiful bay window, and the modern family bathroom. Externally, the rear garden does need some taming but has the potential to be a perfect suntrap and ready for summer gatherings.

As the property is ideally located, there are plenty of worship and transport links close by. East Ham station has both District and Hammersmith and City lines, enabling access to central London in less than 20 minutes. Buses frequently run nearby giving you access throughout Newham and the 147 takes you directly to Ilford in 15 minutes which also houses some fantastic schools and shops. A short walk away you'll find High Street North, which is the main retail hub at the centre of East Ham. There is an abundance of shops, from high street brands to local ethnic and family-run businesses. There is also a Tesco's and a Sainsbury's for your weekly shopping needs.

If it's something a little fancier that you require, then Stratford's Westfield Shopping Centre and Lakeside Thurrock are both short rides away and will give you a wide choice of big fashion names, as well as eateries, and things to do. For road links, the A406 and A13 are only a stone's throw away and will make your journey into London or out to Essex and beyond quick and easy. If you need a flight to Europe or slightly further afield, then London City Airport is a 10-15-minute drive away.

As this is a family home, schooling will obviously be a top priority and you will be ideally located for access to local primary and secondary schools, many of which have excellent Ofsted ratings. This stunning executive property is an ideal purchase for any family, or even an investor looking for a top specification property.

Don't delay, call us now to book your viewing!

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W [astonfox.com](http://astonfox.com)

Council: Newham

### What the owner says...

This was a lovely family home, you can't beat the location with the High Street being so close by and many good schools around for the children.



Total area: approx. 99.3 sq. metres (1068.7 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 One**  
13' 6" x 11' 8" (4.11m x 3.56m)
- Reception Two**  
10' 9" x 9' 8" (3.28m x 2.95m)
- Kitchen / Diner**  
18' 11" x 11' 6" (5.77m x 3.51m)
- Shower Room**  
8' 7" x 4' 8" (2.62m x 1.42m)
- Garden**  
32' 0" (9.75m)

## 1st Floor

- Bedroom One**  
15' 11" x 13' 3" (4.85m x 4.04m)
- Bedroom Two**  
10' 11" x 9' 8" (3.33m x 2.95m)
- Bedroom Three**  
12' 1" x 9' 3" (3.68m x 2.82m)
- Bathroom**  
6' 4" x 5' 8" (1.93m x 1.73m)