



Watson Avenue, EAST HAM

Offers in Excess of. £550,000

This three bedroom terraced house boasts a convenient and accessible location with excellent public transport links. This property offers ample living space for a family or working professionals. The house comes with two bathrooms, ensuring comfort for all residents. The property features one through lounge and a second reception space part of the the kitchen which is an open-plan style, a popular feature that encourages a social and collaborative cooking experience. An interesting feature of this property is the loft room, which could potentially be used as a fourth bedroom, providing additional space or flexibility based on your needs. The property has been maintained with care and stands ready for its new owners. Whether you're a first-time buyer or looking to invest, this property offers a unique opportunity in a well-connected location.

- THREE BEDROOMS
- TWO BATHROOMS
- LOFT ROOM
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed door to fully enclosed storm porch, internal door to hallway.

HALLWAY

Radiator, stairs to first floor.

THROUGH LOUNGE

Double glazed bay window to front, radiator.



KITCHEN DINER

Double glazed window to rear, laminate flooring, range of eye and base units, tiled splashbacks, sink and drainer, plumbing for washing machine and dishwasher, space for fridge freezer, integrated oven, gas hob, door to ground floor shower/WC, doors to rear garden.



GROUND FLOOR SHOWER/WC

Double glazed window to rear, tiled floor and walls, cubicle with electric shower, low level flush WC, sink with mixer tap.



FIRST FLOOR

LANDING

Stairs to loft room.



BEDROOM ONE

Double glazed bay window to front, radiator.



BEDROOM TWO

Double glazed window to rear, power points.



BEDROOM THREE

Double glazed window to front, radiator.



FIRST FLOOR BATHROOM

Double glazed window to rear, tiled floor, part tiled walls, panelled bath, wash basin.



FIRST FLOOR WC

Double glazed window to rear, tiled floor, part tiled walls, low level flush WC.

SECOND FLOOR

LOFT ROOM

Skylight window to rear, storage to eaves.



EXTERIOR

FRONT GARDEN

Brick paved providing off street parking.

REAR GARDEN

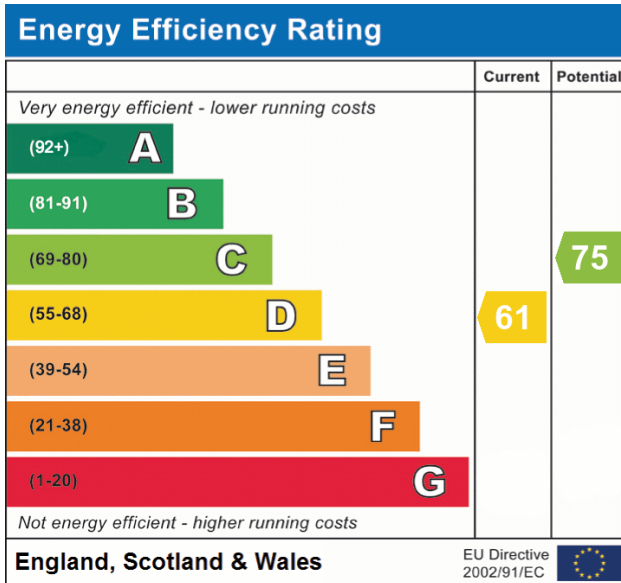
Patio area, steps down to lawn area with path.



AGENTS NOTE

As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

EPC



What's Next?

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

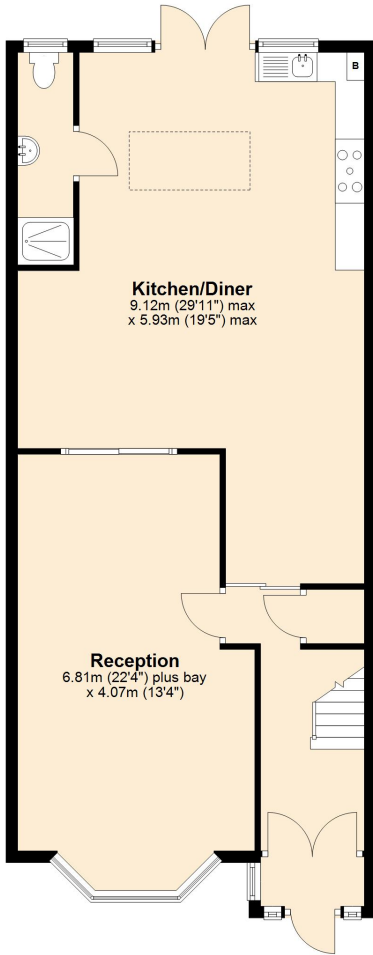
Disclaimer

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.

Ground Floor

Approx. 82.1 sq. metres (883.9 sq. feet)

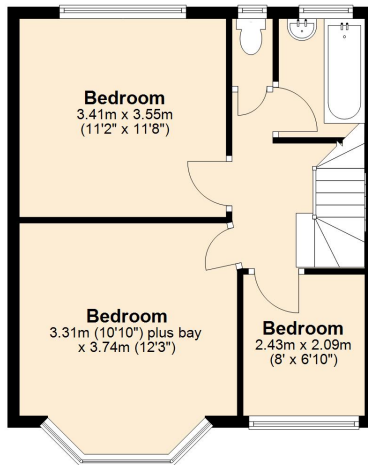


Kitchen/Diner
9.12m (29'11") max
x 5.93m (19'5") max

Reception
6.81m (22'4") plus bay
x 4.07m (13'4")

First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



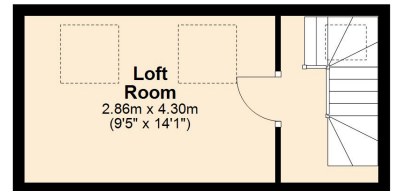
Bedroom
3.41m x 3.55m
(11'2" x 11'8")

Bedroom
3.31m (10'10") plus bay
x 3.74m (12'3")

Bedroom
2.43m x 2.09m
(8' x 6'10")

Second Floor

Approx. 17.4 sq. metres (186.8 sq. feet)



Loft Room
2.86m x 4.30m
(9'5" x 14'1")

Total area: approx. 140.4 sq. metres (1511.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.