



### Transport Information

0.7 miles to Ilford station for the Elizabeth Line which is a 13 minute walk, with a plethora of bus routes taking you through to East Ham and around Newham

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.

## 6 Sally Murray Close, Beckton. E12 5NX.



PRICE  
£375,000  
To  
£400,000

- Two Bedroom Terrace House
- Driveway
- Double Glazed & Gas Central Heating





## 6 Sally Murray Close, Beckton, London. E12 5NX.

Guide Price: £375,000 to £400,000 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 and viewings are strictly by appointment ONLY.

Located on this hugely popular turning in Manor Park and in a quiet cul-de-sac is this delightful two-bedroom mid-terraced property, that's within walking distance of local amenities and transport links.

The property itself boasts of a spacious reception room and a fitted kitchen/diner to the ground floor, then to the first floor there are two bedrooms which are both well-proportioned and a family bathroom.

External the property has an easily maintained rear garden which extends to approximately 30ft and is ideal for barbecues and alike.

This delightful property represents a great opportunity for any growing family or those looking to live in a lovely area. The area itself has a real community feel about it and all the neighbours are great, schools are only a short walk away, along with the local amenities and transport links which either by bus, road, or rail are excellent. Close by the property is High Street North and Romford Road both of which are a hive of activity and local amenities, where all the major high street brands can be found and there are two supermarkets within walking distance.

There is also Little Ilford Park which is just across the road and is a great outside space for walks and for the children to escape to.

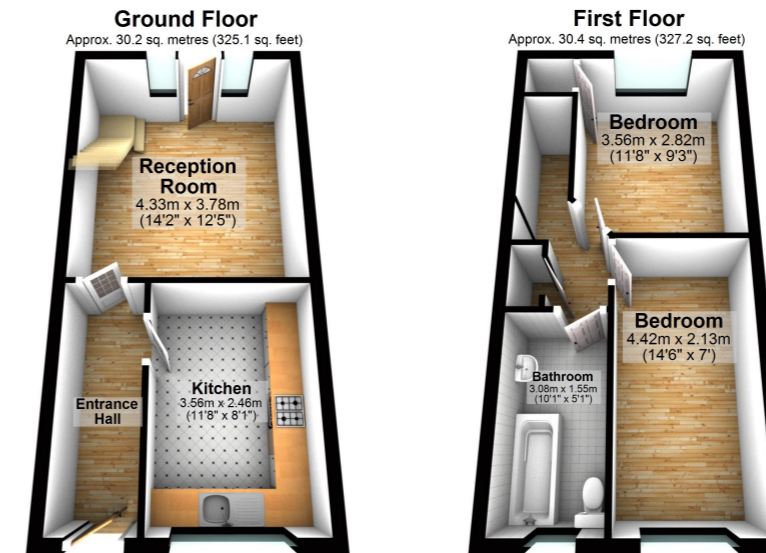
For transport links Ilford station is home to the Elizabeth Line, and road links are good and there are links into London and surrounding areas.

This property won't hang around long, so call now to view!

Council Tax Band: C

### What the owner says...

This has been a great home for us, but time to move out of London so someone else can love this home as much as we have!



Total area: approx. 60.6 sq. metres (652.3 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.

[www.propertytics.co.uk](http://www.propertytics.co.uk)  
Plan produced using PlanUp.

### Accommodation

#### Reception Room

14' 2" x 12' 4" (4.32m x 3.76m)

#### Kitchen

11' 8" x 8' 0" (3.56m x 2.44m)

#### Garden

30' 11" (9.42m)

#### 1st Floor

##### Bedroom One

11' 6" x 9' 2" (3.51m x 2.79m)

##### Bedroom Two

14' 5" x 7' 0" (4.39m x 2.13m)

##### Bathroom

10' 1" x 5' 1" (3.07m x 1.55m)



