



2 Butterfield Square, Beckton, London. E6 5QP.



PRICE  
£425,000  
To  
£450,000

### Transport Information

Beckton Park DLR station is a 6 minute walk.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		90
(81 to 91)	B		
(69 to 80)	C	76	
(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 Bedrooms
- Gas Central Heating
- Garage
- Chain Free







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Guide Price £425,000 to £450,000

Open Day Saturday 21st March 2020; 1pm until 2pm

Please be aware this is a Sale by Tender property and the prospective purchaser will incur a fee to Aston Fox. (Viewings by appointment ONLY)

Ideal Family home, Quiet Cul de sac Location !

Located on this quiet turning in Beckton is this well presented 3 bedroom House which is an ideal first time purchase or investment.

The property which has been nicely modernised and decorated throughout by its current owners, boasts of a large lounge overlooking, fitted kitchen, and then to the first floor there is a modern bathroom suite and Three good size double bedrooms.

Externally the property has a rear garden ideal in the summer months as it receives the sunshine the whole day through and is a great space children to play safely this has been fully decked to create a modern and easily maintained space, as well as a garage which is separate from the house.

Transport links are excellent in the area with Beckton, Cyprus and Beckton Park DLR Stations all only a few minutes walk away and giving access to Canary Wharf and Central London. Buses are also really good throughout Beckton and give access to the whole of Newham.

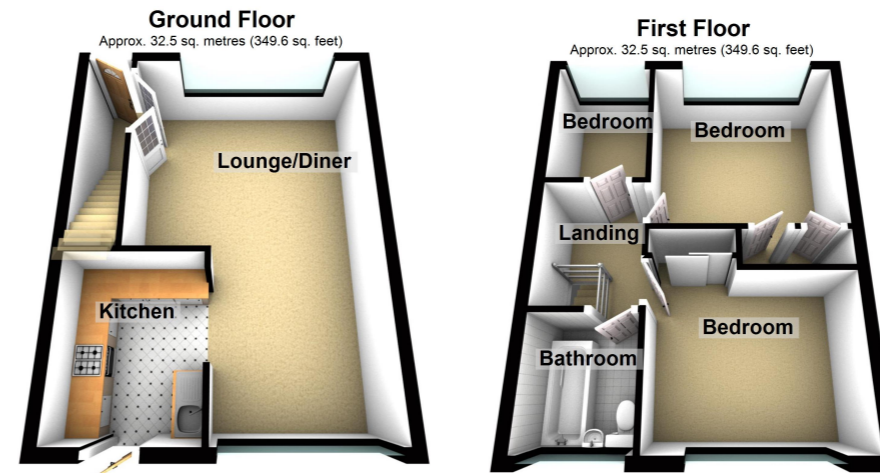
City Airport is also close by and can give access to Europe and Beyond. Schools are good in the area with both primary and secondary schools near by.

This great property will sell quick so call now to view!

### What the owner says...

We have really enjoyed living here, we have great neighbours and its superb for transport links.

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Total area: approx. 64.9 sq. metres (699.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD  
Plan produced using PlanUp.

## Accommodation

### Ground Floor

Lounge 13'3 x 12'5 (3.96m x 3.66m)

Dining Room 10'11 x 7'9 (3.05m x 2.13m)

Kitchen 11'4 x 7'6 (3.35m x 2.13m)

### First Floor

Bedroom 1 13' x 8'10 (3.96m x 2.44m)

Bedroom 2 9'2 x 9'1 (2.74m x 2.74m)

Bedroom 3 9'8 x 6'6 (2.74m x 1.83m)

Bathroom 6'2 x 6'1 (1.83m x 1.83m)

Garden Approx 36ft

Garage

