



Transport Information

0.5 Miles to Woodgrange Park, 0.8 Miles to Manor Park Station and 0.9 Miles to East Ham Station with a plethora of bus routes on your doorstep

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.

186 Monega Road, Forest Gate. E7 8ER.



PRICE
£475,000
To
£500,000

- Three bedroom mid terraced house
- Recently decorated
- Chain Free





186 Monega Road, Forest Gate, London. E7 8ER.

Guide Price: £475,000 to £500,000 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.

Located between Shrewsbury road and Katherine road and with in walking distance or local amenities is this well maintained and presented Three bedroom mid terraced house.

The property which is modern and neutrally decorated throughout boasts of Through lounge, Fitted kitchen/diner and Ground floor bathroom. To the first floor there are Three well proportioned bedrooms and a separate W/c.

Externally the property has an easily maintained rear garden which extends to approximately 25ft and is an ideal space for children to play or for a barbecue in the summer months, and has the added benefit of a brick built out building.

The location is ideal for shops and local amenities and transport links in Newham are excellent, Manor Park Station is just a short walk away and gives access to London and is soon to be opened as a cross rail station later this year, Upton Park tube station is located slightly closer is home to District and Hammersmith and City lines and gives access to London in 15-20 minutes

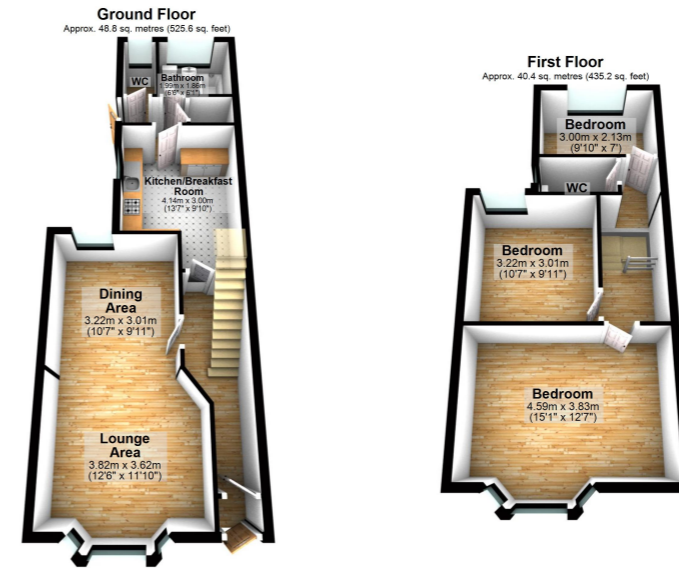
Bus stops are plentiful throughout Newham and road links are also good with A406 and A13 close by.

Schools are also good in Newham and with in close proximity to the home there are both Primary and secondary schools, there are also plenty of outside spaces like Wanstead Flats and Plashet Park for the children to run free and enjoy the out doors.

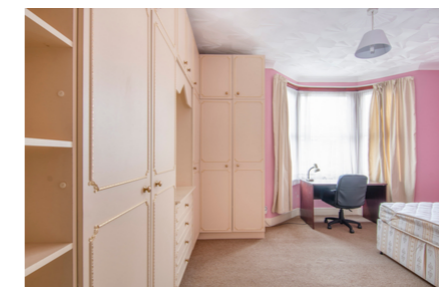
This lovely home will get a lot of attention and will sell quickly so call so to save disappointment.

What the owner says...

The house has been a family home for some time and the area and road is great to live on, real community vibe from all the neighbours.



Total area: approx. 89.3 sq. metres (960.8 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertyics.co.uk
www.propertyics.co.uk
Plan produced using PlanUp.



Accommodation

Reception

23' 8" x 11' 10" (7.21m x 3.61m)

Kitchen/Diner

13' 7" x 9' 10" (4.14m x 3.00m)

Bathroom

6' 5" x 6' 0" (1.96m x 1.83m)

W/C

6' 3" x 2' 7" (1.91m x 0.79m)

Garden

24' (7.32m)

Outbuilding

15' 4" x 14' 1" (4.67m x 4.29m)

1st floor

Bedroom One

13' 6" x 12' 10" (4.11m x 3.91m)

Bedroom Two

10' 5" x 9' 10" (3.17m x 3.00m)

Bedroom Three

7' 0" x 10' 0" (2.13m x 3.05m)

W/C

6' 3" x 3' 3" (1.91m x 0.99m)