



Transport Information

0.25 Miles to East Ham Station for the District & Hammersmith & City Lines which is 5-6 minutes walk away.

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.

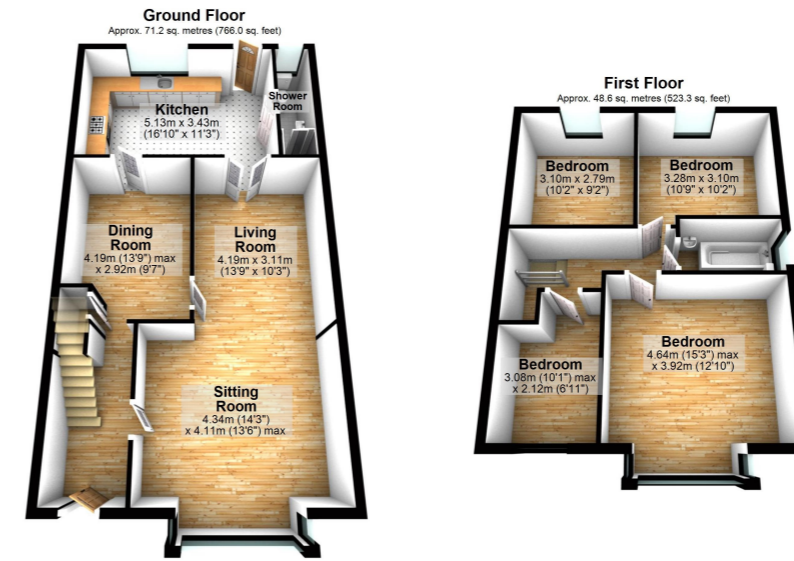
112 Burges Road, East Ham, London. E6 2BN.



PRICE
£625,000
To
£650,000

- **Four Bedroom End of Terrace House**
- **Exquisitely Maintained Throughout**
- **Ground floor and first floor bathrooms**
- **Burges Estate**
- **Unbeatable Location**





Total area: approx. 119.8 sq. metres (1289.3 sq. feet)
 Plan and measurements are for guidance only. Floor plans produced by Propertytics.co.uk.
 www.propertytics.co.uk
 Plan produced using PlanUp.

Accommodation

Reception One

28' 10" x 14' 2" (8.79m x 4.32m)

Reception Two

13' 9" x 9' 7" (4.19m x 2.92m)

Kitchen

16' 10" x 10' 7" (5.13m x 3.23m)

Shower Room

10' 7" x 2' 8" (3.23m x 0.81m)

Garden

1st Floor

Bedroom One

15' 0" x 12' 11" (4.57m x 3.94m)

Bedroom Two

10' 5" x 9' 1" (3.17m x 2.77m)

Bedroom Three

10' 9" x 9' 3" (3.28m x 2.82m)

Bedroom Four

10' 6" x 6' 11" (3.20m x 2.11m)

Bathroom

7' 9" x 4' 1" (2.36m x 1.24m)

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Guide Price: £625,000 to £650,000 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.

Perfect Location and Stunning Surrounds! This delightful home is what you have been waiting for, nestled perfectly within the Burges Estate and only a brisk walk from East Ham District and Hammersmith & City line station is this four bedroom mid-terraced family home.

The property has been beautifully maintained by its present owner boasts a large through lounge, and separate dining room, plus large modern fitted kitchen with a shower room. The rising to the first floor there are the four well-appointed bedrooms all of which are neutrally decorated and there is also a fully fitted family bathroom. Having two bathrooms within the property its ideal for those large families when mornings can be a little hectic! The rear garden is paved and easy to maintain, with flower beds to the edges.

Close by to the property is High Street North and this is the hive of East Ham. There are an abundance of shops from high street brands to local ethnic and family run businesses, with Lidl, Tesco, and a Sainsbury's for the weekly shopping needs, if it's something a little more fancy you require then Stratford's Westfield shopping centre and Lakeside Thurrock are both short rides away and give you a wide choice of big fashion names as well as eateries and things to do.

As the property is ideally located there is plenty of transport links close by, East Ham tube station has both District and Hammersmith and City lines enabling access to London in less than 20 minutes. Buses frequently run from Barking Road giving you access throughout the Newham borough and the surrounding boroughs. For road links the A406 and A13 are only a stone's throw away and give quick and easy links to London or out to Essex and beyond, if you need a flight to Europe or slightly further then London City Airport is a 10-15-minute drive away.

With this being a family home schooling will obviously be a top priority and you are ideally located for access to both primary and secondary schools many of which have excellent Ofsted rating. This stunning executive property is an idea purchase for any family or even an investor looking for a top specification property, so don't delay call now to book your viewing today!

What the owner says...

We have loved living in Burges Road, the High Street is just here and so is the station. We've enjoyed bringing up the family here and are sure the next family will love it!



