



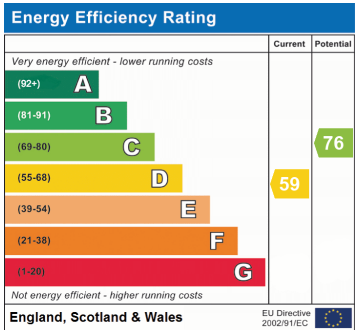
Stevenage Road, East Ham. E6 2AU.



PRICE
£475,000
To
£500,000

Transport Information

0.8 Miles to walk to East Ham Station for the District and Hammersmith and City Lines.



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.

- Four Bedroom End of Terrace House
- Annex Studio
- Burges Estate
- Two Receptions
- Two Bathrooms





Stevenage Road, East Ham. E6 2AU.

Guide Price: £475,000 to £500,000 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 loads of space!

This home will be what you have been waiting for, nestled perfectly within the Burges Estate and within throwing distance of East Ham station is this four bedroom end of terrace house, with annex studio.

The property boasts of a spacious reception room to the front of the property and another to the rear, fitted kitchen, and bathroom. To the first floor are the four bedrooms and another family bathroom. To the rear is a spacious garden that's an ideal space for the kids to play. Then you also have an extension to the side that is a studio annex, with small kitchenette and its own bathroom, which is currently being used as storage – but provides a space that's flexible for you to utilise.

Close by to the property is High Street North and this is the hive of East Ham. There is an abundance of High Street brands through to local ethnic and family run businesses, there is also a Tesco's and a Sainsbury's for the weekly shopping needs. But 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 both High Street North and Barking Road giving you access throughout Newham 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.

This stunning property is an ideal first purchase or even for an investor looking for a property that's ready to go, so don't delay call now to book your viewing today!

Council Tax Band: C

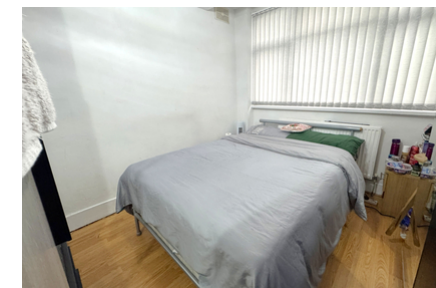
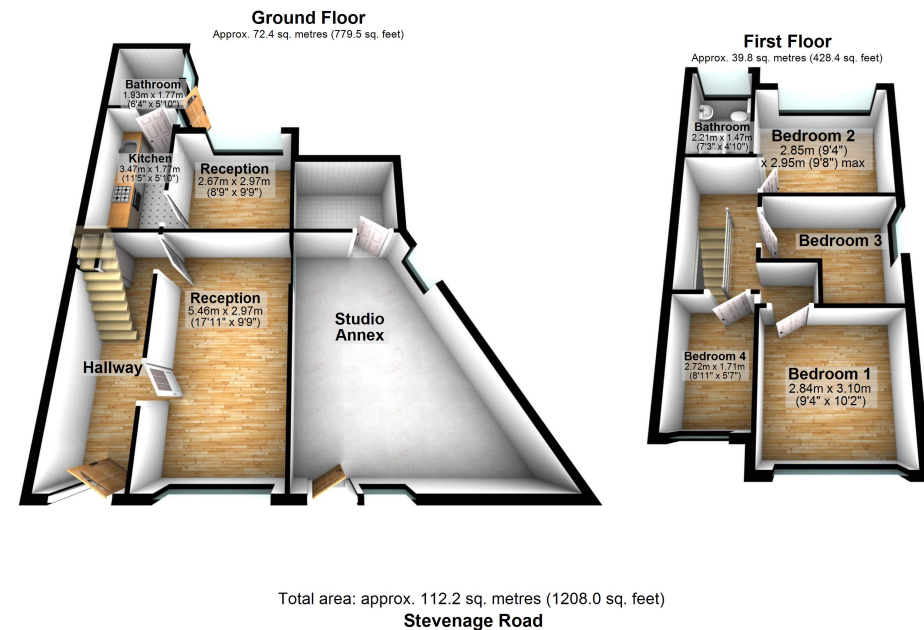
Council: Newham

Maximum Council Tax Fee Payable: £1,649.74

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

What the owner says...

This has been a great large family home for us, but time to move on. It's great looking out over the field and this end of the road is very quiet.



Accommodation

Reception One

17' 11" x 9' 9" (5.46m x 2.97m)

Reception Two

9' 8" x 8' 9" (2.95m x 2.67m)

Kitchen

11' 5" x 5' 1" (3.48m x 1.55m)

Bathroom

6' 4" x 5' 10" (1.93m x 1.78m)

Garden Approx 45ft

1st Floor

Bedroom One

10' 2" x 9' 4" (3.10m x 2.84m)

Bedroom Two

9' 8" x 8' 2" (2.95m x 2.49m)

Bedroom Three

9' 9" x 8' 1" (2.97m x 2.46m)

Bedroom Four

8' 11" x 5' 7" (2.72m x 1.70m)

Bathroom

7' 3" x 4' 10" (2.21m x 1.47m)

Studio Annex

Studio

18' 6" x 17' 7" (5.64m x 5.36m)

Bathroom

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