



13 Chardwell Close, Beckton. E6 5RR.



PRICE
£425,000
To
£450,000

Transport Information

0.6 Miles between both Beckton and Beckton Park DLR Stations, which is around 12 minutes walk with a plethora of buses nearby.

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.

- **Linked End of Terrace**
- **Two Bedroom House**
- **Off-Street Parking**
- **0.6 Miles to DLR**
- **Beautiful Condition Throughout**



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.



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Guide Price: £425,000 to £450,000 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.

Ideal family home, quiet cul-de-sac location!

Located on this quiet turning in Beckton is this well presented 2-bedroom house which is an ideal first-time purchase or investment. The property which has been beautifully modernised and decorated throughout by its current owners, boasts of a large lounge and fitted modern kitchen, and then to the first floor there is a modern bathroom suite and two very good size double bedrooms.

Externally the property has a paved, secluded rear garden that's ideal in the summer months as it receives the sunshine the whole day through and is a great space for children to play safely. You also have the benefit of off-street parking.

Transport links by road and rail are also excellent with Beckton and Royal Albert DLR station only a short walk away. By car the A406, M11 and A13 are all within close proximity. For those needing to go further afield City airport gives access to Europe and beyond. Schools are good in the area with both primary and secondary schools nearby.

The property itself is located within a short walk of the local amenities with Asda, Lidl and other main shopping centres all only a short walk away.

This great family home will go quick so call to book your space now!

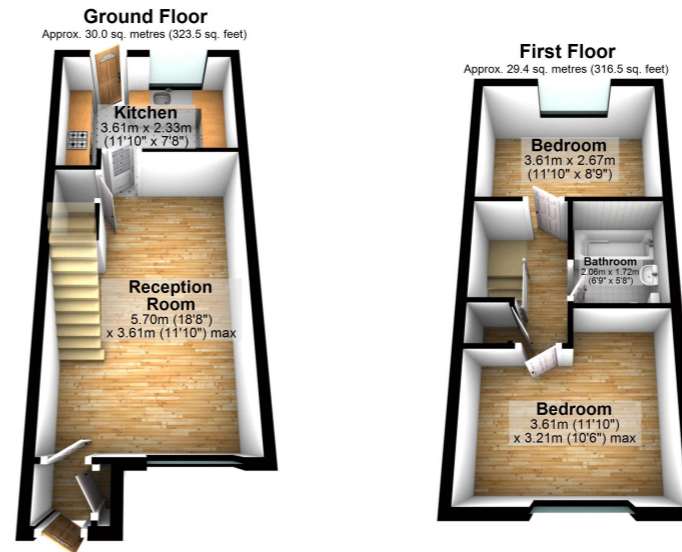
Council Tax Band: C

Council: Newham

Maximum Council Tax Fee Payable: £1,532.74

What the owner says...

I have loved living here as there is so much greenery around and it provides a lovely walk to the station! Then having the shops just round the corner is a great bonus too.



Total area: approx. 59.5 sq. metres (640.0 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.
www.propertytics.co.uk
Plan produced using PlanUp.

Accommodation

Reception Room
18' 8" x 11' 11" (5.69m x 3.63m)

Kitchen
11' 11" x 7' 8" (3.63m x 2.34m)

Garden
20' 2" (6.15m)

1st Floor
Bedroom One
12' 1" x 10' 7" (3.68m x 3.23m)

Bedroom Two
9' 11" x 8' 10" (3.02m x 2.69m)

Bathroom
6' 9" x 5' 7" (2.06m x 1.70m)

