



121a Park Avenue, East Ham. E6 2PN.



PRICE
£525,000
To
£550,000

Transport Information

East Ham Station is 1 mile away, which is a 20 minute walk or a short bus ride.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.

- Driveway for 3/4 Cars
- Annex with wet room
- Double Glazing & Gas Central Heating
- Large family bathroom with downstairs w/c
- Central Park Estate



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.



121a Park Avenue, East Ham. E6 2PN.

Guide Price: £525,000 to £550,000 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.

Located just off Barking Road and in close proximity to the A406 and transport links in this fantastic three-bedroom semi-detached house. The property which offers a substantial has already converted the garage to an annex with wet room, also boasts of a large lounge, fitted kitchen diner, ground floor cloakroom/ w/c, rising to the first floor there are three bedrooms and a large family bathroom. Externally the property has a driveway which can hold 3/4 cars and to the rear a garden which extends to approximately 30ft.

Transport links are excellent, by road rail or bus. For rail East Ham station is a short bus ride away and gives access to both District and Hammersmith and City Lines, for road the A13 and A406 are minutes away and if it's buses that you need then there are plenty of them stopping on the parking road and also on Park Avenue which is seconds away from the property.

With any house there is the opportunity for rental or buy to live in and this property lends itself perfectly for both. There are also good schools in the area for both Primary and Secondary age children and all are within walking distance. For local amenities there are the usual local shops close by and there are also slightly further away on High Street North there are the bigger high street names, for the weekly shop Tesco, Sainsbury's, and Lidl are all close by and for those wanting retail therapy then you have the option of Stratford Westfield and Thurrock Lakeside.

This spacious house will sell quick so call today to book your viewing!

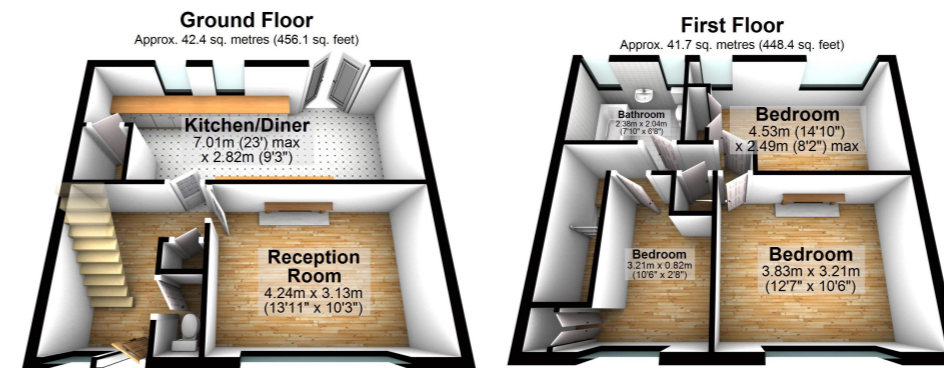
Council Tax Band: C

Council: Newham

Maximum Council Tax Fee Payable: £1,446.69

What the owner says...

It's been wonderful living here, my family have lived here for years and we have always enjoyed the surrounding area and its so great for transport.



Total area: approx. 84.0 sq. metres (904.5 sq. feet)

Floor plan produced by Ellison & Co Property Solutions Limited. Plan and measurements are for guidance only.
www.propertypics.co.uk
Plan produced using PlanUp.



Accommodation

Reception Room

13' 9" x 10' 2" (4.19m x 3.10m)

Kitchen / Diner

22' 11" x 9' 3" (6.99m x 2.82m)

Cloakroom w/c

4' 10" x 2' 6" (1.47m x 0.76m)

Garden

30 ft

Annex

17' 3" x 11' 2" (5.26m x 3.40m)

Wet Room

1st Floor

Bedroom One

13' 0" x 8' 7" (3.96m x 2.62m)

Bedroom Two

12' 11" x 9' 5" (3.94m x 2.87m)

Bedroom Three

10' 2" x 6' 4" (3.10m x 1.93m)

Bathroom

8' 1" x 5' 11" (2.46m x 1.80m)