



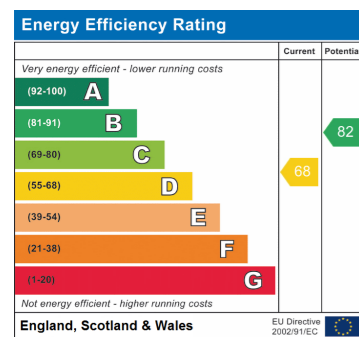
22 Selsdon Road, Plaistow. E13 9BX.



PRICE
£425,000
To
£450,000

Transport Information

Just 0.2 Miles to Upton Park Station for the Hammersmith & City, and District Line which is 3-4 minutes walk away. With a plethora of bus routes on the nearby Green Street you can't get better connected.



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.

- Three Bedroom End of Terrace House
- Recently Decorated
- New Kitchen
- Spacious and Bright Throughout
- Chain Free
- Allocated Parking





22 Selsdon Road, Plaistow. E13 9BX.

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.

Great Family Home! You will want to be the first through the door to view this charming three-bedroom end of terrace family home. Built within the last 50 years, it has been recently neutrally decorated throughout and boasts of a lounge, dining room, newly fitted kitchen, lean-to and shower room. Then to the first floor, there are three bedrooms which are all modern and bright, and a modern family bathroom.

Externally the rear garden that extends to approximately 25ft and is an ideal space for barbeques or just for the children to let of a little steam, there is also allocated parking. Then you have the added bonus of there being two front entrances and new double glazing.

The location is ideal as the home is only a short walk from Upton Park tube station. Where you can catch both the Hammersmith and City Line as well as the District Line, giving swift access into London or out to Essex. For your local amenities, Green Street is moments away and has many High Street brands as well as local ethnic shops. Queens Market is a vibrant and bustling place on market days. For the shopping sprees and days out, you have both Thurrock Lakeside and Stratford Westfield within easy reach, and both have many High Street names and high-end shops as well as eateries and activities like the cinema, bowling and a casino.

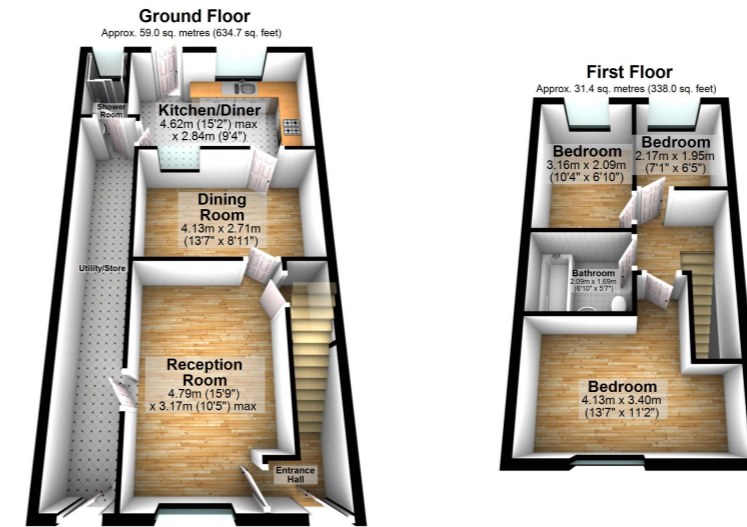
Schooling in the area is superb with Upton Cross Primary School being seconds from the front door and there are also secondary schools close by. Transportation throughout Newham is good with an abundance of bus stops close by the home and buses go throughout the Borough and into surrounding areas. Road links are also good with the A406, A13 and A12 all only short rides away. City Airport is also close by for flights to Europe and parts of America.

This delightful family home will tick a lot of boxes for many buyers so book your viewing quickly and be one of the first through the door.

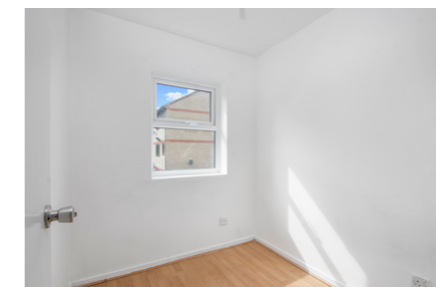
Council Tax Band: C

What the owner says...

I really enjoyed having absolutely everything right on the doorstep, the tube to get straight into London and Green Street for the great food and shops.



Total area: approx. 90.4 sq. metres (972.7 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.
www.propertypics.co.uk
Plan produced using PlanUp.



Accommodation

Reception Room
15' 7" x 10' 4" (4.75m x 3.15m)

Dining Room
13' 6" x 8' 11" (4.11m x 2.72m)

Kitchen
15' 1" x 9' 3" (4.60m x 2.82m)

Lean-To
28' 0" x 4' 4" (8.53m x 1.32m)

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

Garden
25' 0" x 13' 0" (7.62m x 3.96m)

1st Floor

Bedroom One
13' 6" x 8' 3" (4.11m x 2.51m)

Bedroom Two
10' 4" x 6' 10" (3.15m x 2.08m)

Bedroom Three
7' 1" x 6' 5" (2.16m x 1.96m)

Bathroom
6' 10" x 5' 6" (2.08m x 1.68m)