



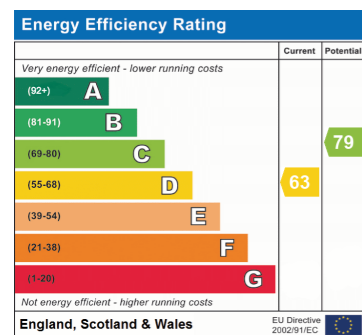
47 Northfield Road, East Ham. E6 2AJ.



PRICE
£500,000
To
£525,000

Transport Information

Just 0.4 Miles to East Ham Station for the District, and Hammersmith & City Lines which will take you approximately 10-12 minutes walk with a plethora of buses nearby.



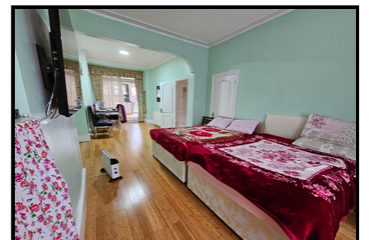
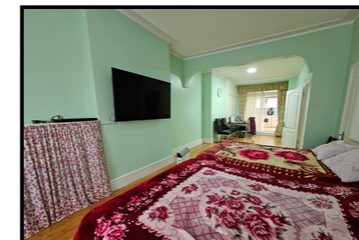
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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 Mid-Terrace House
- Burges Estate
- Good Size Garden
- Chain Free





47 Northfield Road, East Ham, London. E6 2AJ.

Guide Price: £500,000 to £525,000 F/H

Perfect location!

This delightful home will be what you have been waiting for, nestled perfectly within the Burges Estate and only a brisk walk from East Ham District and Hammersmith and City line station you'll find this three-bedroom mid-terraced family home. The property has been beautifully maintained by its present owner boasts of a spacious through lounge, kitchen, utility room and w/c. Then rising to the first floor there are two well-appointed bedrooms and a single room, there is also a fully fitted bathroom. Then to the rear is a large paved garden which feels very quiet and secluded despite being so near to everything.

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, also a 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!

Council Tax Band: C

What the owner says...

This was a great home for us growing up, I've moved closer to family now so this home is ready for it's new lease on life!



Accommodation

Reception Room

30' 2" x 11' 9" (9.19m x 3.58m)

Kitchen

12' 6" x 10' 5" (3.81m x 3.17m)

Utility

8' 2" x 5' 6" (2.49m x 1.68m)

W/C

11' 0" x 3' 2" (3.35m x 0.97m)

Garden

approx 40 ft

1st Floor

Bedroom One

12' 6" x 8' 9" (3.81m x 2.67m)

Bedroom Two

12' 7" x 8' 9" (3.84m x 2.67m)

Bedroom Three

9' 5" x 6' 1" (2.87m x 1.85m)

Bathroom

6' 11" x 5' 11" (2.11m x 1.80m)

