



44 Poulett Road, East Ham. E6 6EG.



PRICE
£550,000
To
£575,000

Transport Information

0.7 Miles to East Ham station which is a 3 minute walk, for the District, and Hammersmith and City Lines with a multitude of buses on the nearby Barking Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D	68	81
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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
- Stunningly Rennovated
- Double Glazed & Gas Central Heating
- Central Park Area





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Guide Price: £550,000 to £575,000 F/H Please be aware this is a sale by tender property and the prospective purchaser will have to pay an Introduction Fee to Aston Fox.

Truly stunning and a superb location! Located on this popular turning close to Central Park and a short ride away from East Ham or Upton Park station is this ideally located three bedroom modern family home. The spacious property has been beautifully modernised by its current owners who have a superb eye for design. It boasts of a through lounge and modern fitted kitchen/diner. To the first floor there are two double bedrooms and a stunning family bathroom which is modern and opulently finished, then to the second floor there is a further double bedroom with en-suite bathroom. Externally the property has a stunning and easily maintained garden which is an ideal space for summer BBQ's.

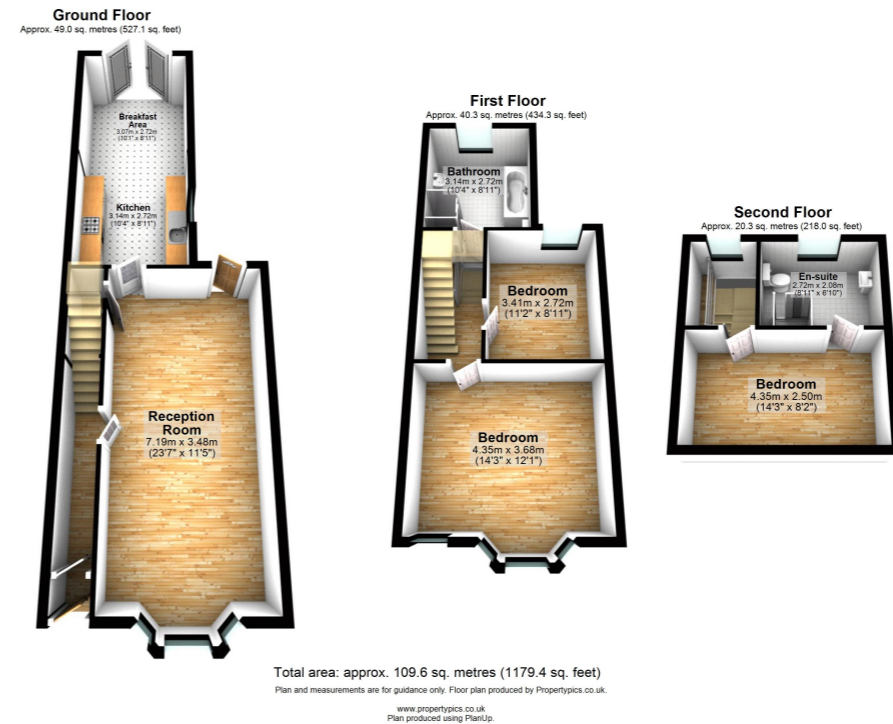
The property is located on the south side of the ever popular and highly sought after Central Park Estate which is a tree lined and tranquil place to live. Central Park with its many facilities is a few minute's walk away and throughout the year is a hive of sporting and musical events. The Greatfield Community with its East Edge Sisters WI group and Community Market is centered here and over the year run various neighbourhood inspired markets and family orientated days. Red Door Studios and Arts Centre is active across the arts and young professionals are busy buying and restoring properties in this road. Schooling in Newham is now excellent with the best rated primary school in England located here. This house is well within the catchment area of nearby Brampton Primary school which is rated outstanding by Ofsted and feeds Brampton Manor Academy.

There is a corner shop moments away for your daily pint of milk and those small but urgently needed supplies. For the main high street brands, nearby High Street North has a vast array of shops and slightly further afield on Green Street is the hugely popular Queens Market where an eclectic mix of stalls can be found. There are also the big names, Tesco, Asda, Sainsbury's and Lidl all serving the area. Newham Town Hall with its neighbouring Library and Leisure Centre are also just a brisk walk away.

For transportation, Newham is a great place as East Ham tube station has both District and Hammersmith and City Lines going directly into London and allowing easy links to West Ham where the Jubilee and C2C lines can be caught. At Beckton there is the DLR with connections to Canning Town and Tower Gateway. Buses run frequently throughout the borough and you are never far from a bus stop. There are cycle links to Stratford and local shopping centres via the nearby Greenway and for the car user the A13 and A406 are a stone's throw away.

What the owner says...

We have loved living here and will be sad to leave, as the home is so spacious yet cozy feeling. We love having a coffee in the garden and there's plenty of room for everyone!



Accommodation

Reception Room

23' 2" x 11' 0" > 11' 1" (7.06m x 3.35m > 3.38m)

Kitchen

20' 10" x 8' 7" (6.35m x 2.62m)

Garden

32' 10" (10.01m) Approx

1st Floor

Bedroom One

14' 2" x 12' 2" (4.32m x 3.71m)

Bedroom Two

10' 10" x 8' 3" (3.30m x 2.51m)

Bathroom

9' 9" x 8' 8" (2.97m x 2.64m)

2nd Floor

Bedroom Three

11' 5" x 8' 2" (3.48m x 2.49m)

En-Suite

7' 9" x 4' 9" (2.36m x 1.45m)

