



49 Belton Road, Forest Gate. E7 9PF.



PRICE
£425,000
To
£450,000

Transport Information

0.7 Miles to Forest Gate Station which is a 14 minute walk or short bus ride, and 0.5 Miles to Upton Park for the District and Hammersmith and City Lines, and this is a 10 minute walk away

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.

- Two bedroom mid terraced house
- Two reception rooms
- Ground floor bathroom
- close to station and local amenities



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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Located on this popular turning in Forest Gate and within a brisk walk from either Upton park or Forest Gate station, is this delightful 2 Bedroom Terraced House, which has been beautifully maintained and decorated by it's current owner.

The property which is arranged over two floors boasts of two spacious reception rooms which flow in to a modern fitted kitchen with integrated appliances, there is also a ground floor bathroom.

To the first floor, there are two well appointed double bedrooms one of which looks out over the rear of the property and the garden.

Externally the property boasts of an easy to maintain garden, which well stocked is paved in flagstone style tiles and is a real suntrap in the summer months and an ideal place for entertaining or a weekend Barbecue.

The Location is excellent with Forest Gate and Upton Park stations only short walks away, Forest Gate is a TFL rail over ground station going in to Liverpool street and soon to be Cross Rail station. Wanstead Park Station is also very near and offers overground station rail links, and Upton park which is on the Hammersmith and City line and District line. There are also many bus stops located near the property all giving links in to the borough and surrounding areas. Road links are also very good with A406, A13, M11 and A12 only a short drive away.

City Airport is only a short taxi-ride and will give access to Europe and beyond. The Newham Borough is served by an extensive network of traffic-free cycle routes, and it is possible to cycle to central London without going in traffic.

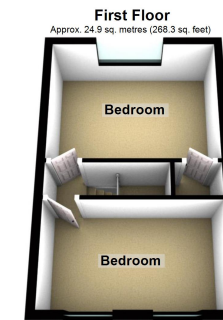
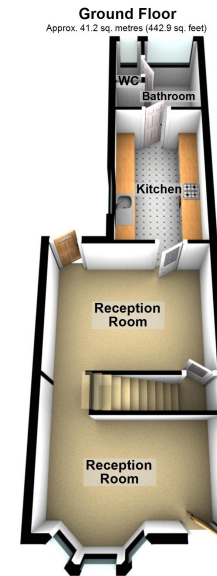
The area itself is a conservation area and is highly sought after by growing families and alike, due to the wide open space that can be found at the Beautiful Wanstead Flats, there is also a horse-riding stables not far away from the house, and the horses can be ridden out over the flats.

Schooling is also good in the area with plenty of primary and secondary schools all achieving good positive ratings from Ofsted and all within walking distance of the property.

This special home is a great buy so call now to view before its gone!

What the owner says...

I have many great memories living here, its a great place to live and the area is ideal, many amenities and multicultural shops near by. Its perfect for schooling as well.



Total area: approx. 66.1 sq. metres (711.3 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 One

13' 1" x 13' 0" (3.99m x 3.96m)

Reception Two

11' 3" x 10' 4" (3.43m x 3.15m)

Kitchen

9' 11" x 7' 8" (3.02m x 2.34m)

Bathroom

7' 6" x 5' 3" (2.29m x 1.60m)

W/C

4' 4" x 2' 4" (1.32m x 0.71m)

Lean-to

Garden

25' 0" (7.62m)

Shed

13' 9" x 7' 1" (4.19m x 2.16m)

1st floor

Bedroom One

13' 0" x 10' 5" (3.96m x 3.17m)

Bedroom Two

11' 4" x 10' 6" (3.45m x 3.20m)

