



Transport Information

1 mile to both East Ham and Upton Park stations for the District and Hammersmith and City lines, and both a just short bus rides away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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.

Burford Road, East Ham. E6 3NQ.



PRICE
£400,000
To
£425,000

- 2/3 Bedroom Terraced House
- Two Reception rooms
- Central Park Estate
- Great Investment Potential





Burford Road, East Ham, London. E6 3NQ.

Guide Price: £400,000 to £425,000 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.

Full of Potential!

This two/three-bedroom family home is ideally located and is a must view property, internally the property consists of two reception rooms with original features and a well-designed kitchen, plus the family bathroom to the rear with separate w/c. The first floor boasts of two double bedrooms and a box room. To the rear is an easily maintained paved garden, ideal for entertaining and a BBQ.

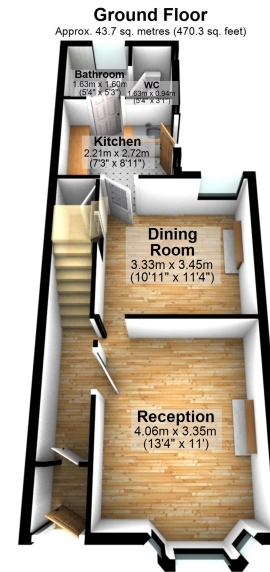
The property is located on the ever popular and highly sought after Central Park Estate which is a tree lined and tranquil place to live. Central Park with its many facilities is a few minutes' walk away and throughout the year is a hive of sporting and musical events. The Greatfield Community with its East Edge Sisters WI group and Community Market is centred 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 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...

This has been a great home for the family to grow up in, the area is great and nice and quite.



Total area: approx. 72.7 sq. metres (782.7 sq. feet)

Accommodation

Ground Floor

Reception 1

13' 04" x 11' 0" (4.06m x 3.35m)

Reception 2

11' 04" x 10' 11" (3.45m x 3.33m)

Kitchen

8' 11" x 7' 03" (2.72m x 2.21m)

Bathroom

5' 4" x 5' 3" (1.63m x 1.60m)

W/C

5' 04" x 3' 01" (1.63m x 0.94m)

Garden

30' 09" (9.37m)

First Floor

Bedroom 1

11' 0" x 8' 04" (3.35m x 2.54m)

Bedroom 2

10' 11" > 8' 0" x 8' 09" (3.33m > 2.44m x 2.67m)

Bedroom 3

11' 0" x 5' 05" (3.35m x 1.65m)

