



Transport Information

Just 0.15 miles to East Ham Station for the District, and Hammersmith & City lines, which is a 3-4 minute walk and there is a plethora of very regular buses from the nearby High Street North.

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.

12 Colvin Road, East Ham. E6 1JL.



PRICE
£450,000
To
£475,000

- **Three Bedroom Mid-Terrace House**
- **Freehold**
- **Fantastic Location for Transport and Amenities**
- **Gas Central Heating**
- **Double Glazing**





12 Colvin Road, East Ham. E6 1JL.

Guide Price: £450,000 to £475,000 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.

Perfectly located close to High Street North and East Ham Tube Station is this three bedroom mid-terraced house.

The family home which has been well maintained by its current owners has an abundance of size and space throughout. Boasting from two spacious reception rooms, a fitted kitchen and lean-to/conservatory and bathroom. Then to the first floor you'll find the three good sized bedrooms.

Externally the property has secluded rear garden that's easy to maintain with raised beds around the edge that extends to approx 22ft and is a great suntrap in the warmer months.

Transport links are excellent throughout Newham with an abundance of stations. East Ham gives you both District, and Hammersmith and City Lines and at Manor Park you can jump on the Elizabeth Line, and close by the property there are plenty of bus stops giving road access to Newham and surrounding areas.

Being off High Street North means that local amenities and big High Street brands are close buy for all you shopping needs as well as the smaller more specific ethnic shops, if its a big shopping spree that you have in mind, then Stratford's Westfield shopping centre is a bus ride or short car journey away.

Schooling is again close to the property with plenty of Primary and Secondary schools all with good Ofsted reports.

This great family home is ideal for the growing family but won't be around long so call now to view!

Council Tax Band: C

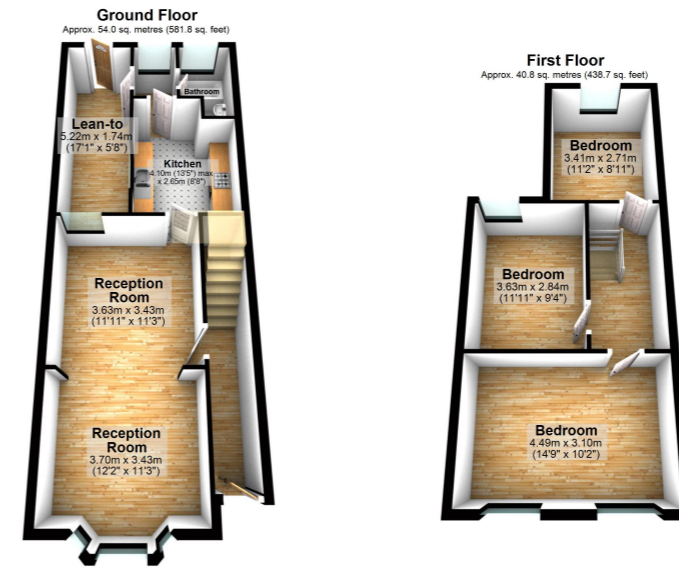
Council: Newham

Maximum Council Tax Fee Payable: £1,446.69

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

What the owner says...

Being so close to the High Street has been fantastic for us over the years! This house holds many fantastic memories, and is ready for a new family to come in and make it their own.



Total area: approx. 94.8 sq. metres (1020.5 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertyics.co.uk.
www.propertyics.co.uk
Plan produced using PlanUp.

Accommodation

Reception One

12' 4" x 11' 5" (3.76m x 3.48m)

Reception Two

11' 11" x 11' 11" (3.63m x 3.63m)

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

Bathroom

8' 8" > 5' 3" x (2.64m > 1.60m x 1.65m)

Lean-To

18' 3" x 4' 9" (5.56m x 1.45m)

Garden

22' 9" x 0' 0" (6.93m x 0.00m)

1st Floor

Bedroom One

12' 9" x 10' 2" (3.89m x 3.10m)

Bedroom Two

11' 11" x 9' 3" (3.63m x 2.82m)

Bedroom Three

11' 2" x 8' 11" (3.40m x 2.72m)

