



## 97 Frinton Road, East Ham. E6 3HE.



PRICE  
£475,000  
To  
£500,000

### Transport Information

Upton Park Station is just 0.9 miles away which is 17 minutes walk and East Ham station is 1.4 miles away, with a plethora of bus routes taking you throughout the borough.

### 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 terraced**
- **Fifteen minutes to Upton Park station**
- **vacant and ready to move in to**
- **Central park location**



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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Guide Price: £475,000 to £500,000 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. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

Truly stunning and a superb location! Located on the ever popular Central Park estate and a short ride away from East Ham or Upton Park station is this ideally located Three bedroom Modern home. The property which is spacious and has been beautifully modernise by its current owners who have a superb eye for depreciation, boasts of a through lounge, modern fitted kitchen and ground floor bathroom. To the first floor there are two double bedrooms. There is an easily maintained garden which is an ideal space for summer BBQ's and is easily maintained.

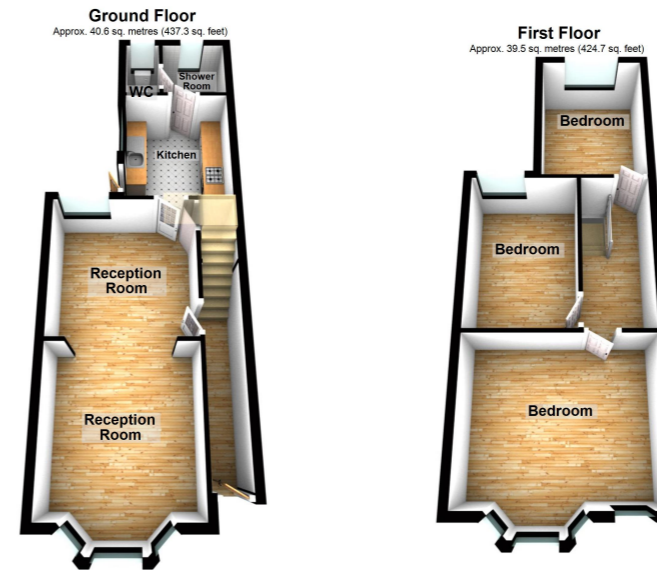
The property is located on the south side of the ever popular and highly sought after Central Park Estate which is a tree lined and tranquil place to live. Central Park with its many facilities is a few minute's walk away and throughout the year is a hive of sporting and musical events. The Greatfield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

This beautiful family home will sell quick so call now to view!

### What the owner says...

Its been a wonderful place to live and we have been very lucky to live here.



Total area: approx. 80.1 sq. metres (861.9 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

### Ground Floor

- Reception 1**  
13' 0" x 11' 6" (3.96m x 3.51m)
- Reception 2**  
12' 1" x 10' 11" (3.68m x 3.33m)
- Kitchen**  
10' 5" x 9' 2" (3.17m x 2.79m)
- Shower Room**  
6' 4" x 6' 1" (1.93m x 1.85m)
- W/C**  
5' 10" x 2' 4" (1.78m x 0.71m)

### Garden

### First Floor

- Bedroom 1**  
15' 1" x 13' 7" (4.60m x 4.14m)
- Bedroom 2**  
11' 0" x 9' 4" (3.35m x 2.84m)
- Bedroom 3**  
10' 6" x 9' 6" (3.20m x 2.90m)