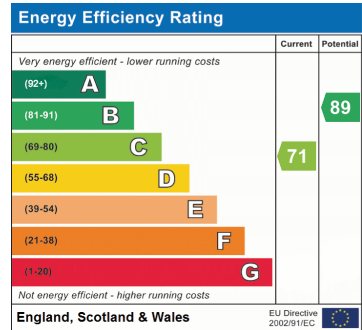




Transport Information

0.5 Miles to East Ham Station for the District and Hammersmith & City Lines, plus a plethora of bus routes on 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.

Goldsmith Avenue, Manor Park. E12 6QB.



PRICE
£550,000
to
£575,000

- Three Bedroom Terraced House
- Three Reception Rooms
- Two Bathrooms
- Cellar with Two Rooms
- Poet's Estate
- Under 0.5 miles to Station





Goldsmith Avenue, Manor Park. E12 6QB.

Guide Price: £525,000 to £550,000 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.

Fabulous Family Property on Poet's Estate! This superb four-bedroom terraced family home is deceptively large inside. From the moment that you enter the home you'll find it great neutral condition, ready for a new family to make it their own as it is a blank canvas. The home boasts from three bright and airy reception rooms and a fitted galley kitchen, plus a ground floor shower room.

Then continuing upstairs, you have the three double bedrooms a single bedroom, and the modern family bathroom. Externally, the rear garden has the potential to be a perfect suntrap and ready for summer gatherings. The cellar has two large rooms too which provide a whole host of opportunities.

As the property is ideally located, there are plenty of worship and transport links close by. East Ham station has both District and Hammersmith and City lines, enabling access to central London in less than 20 minutes. Buses frequently run nearby giving you access throughout Newham and the 147 takes you directly to Ilford in 15 minutes which also houses some fantastic schools and shops. A short walk away you'll find High Street North, which is the main retail hub at the centre of East Ham. There is an abundance of shops, from high street brands to local ethnic and family-run businesses. There is also a Tesco's and a Sainsbury's for your weekly shopping needs.

If it's something a little fancier that you require, then Stratford's Westfield Shopping Centre and Lakeside Thurrock are both short rides away and will give you a wide choice of big fashion names, as well as eateries, and things to do. For road links, the A406 and A13 are only a stone's throw away and will make your journey into London or out to Essex and beyond quick and easy. If you need a flight to Europe or slightly further afield, then London City Airport is a 10–15-minute drive away. As this is a family home, schooling will obviously be a top priority and you will be ideally located for access to local primary and secondary schools, many of which have excellent Ofsted ratings. This stunning executive property is an ideal purchase for any family, or even an investor looking for a top specification property.

Don't delay, call us now to book your viewing!

What the owner says...

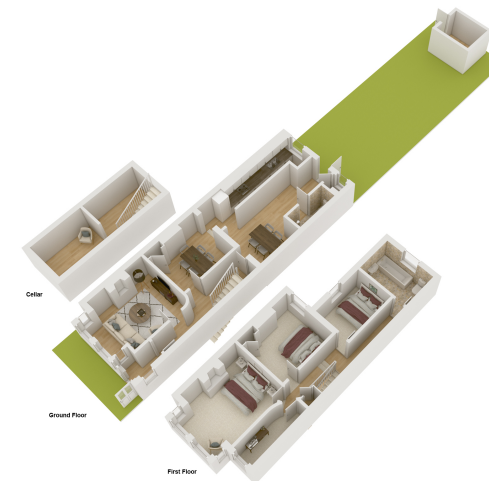
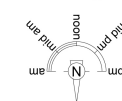
We've really enjoyed living here, the house has so much space and can use it in so many different ways. You're so close to the shops too which is great.

Goldsmith Avenue, E12

Approximate Gross Internal Area = 1531 sq ft / 142.2 sq m

Restricted Height = 7 sq ft / 0.7 sq m

Shed = 48 sq ft / 4.5 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Accommodation

Reception 1

14' 8" x 11' 6" (4.47m x 3.51m)

Reception 2

11' 1" x 9' 8" (3.38m x 2.95m)

Reception 3

21' 1" x 9' 3" (6.43m x 2.82m)

Kitchen

21' 1" x 9' 3" (6.43m x 2.82m)

Shower Room

8' 6" x 3' 1" (2.59m x 0.94m)

Storage

3' 2" x 2' 8" (0.97m x 0.81m)

Garden

46' 0" (14.02m)

Cellar Room One

10' 11" x 7' 11" (3.33m x 2.41m)

Cellar Room Two

10' 10" x 7' 9" (3.30m x 2.36m)

First Floor

Bedroom 1

14' 2" x 9' 9" (4.32m x 2.97m)

Bedroom 2

11' 0" x 8' 9" (3.35m x 2.67m)

Bedroom 3

10' 2" x 7' 0" (3.10m x 2.13m)

Bedroom 4

10' 10" x 3' 11" (3.30m x 1.19m)

Bathroom

9' 8" x 7' 0" (2.95m x 2.13m)

