



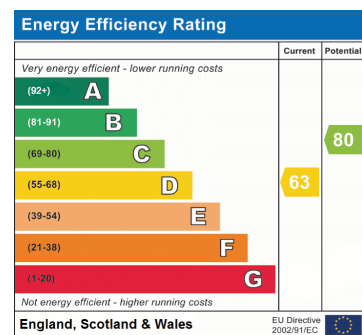
25 Kirton Road, Upton Park. E13 9BT.



PRICE  
£625,000  
(O.I.R.O)

### Transport Information

0.25 Miles to Upton Park Station which is a 5-7 minute walk away and there you can catch the District and Hammersmith & City Lines.



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.

- Five Bedroom Terraced Home
- Two Reception Rooms
- Three Bathrooms
- Close to Transport Links







## 25 Kirton Road, Upton Park, London. E13 9BT.

Guide Price: Offers in Region Of (O.I.R.O) £625,000 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.

Great Family Home!

You will want to be the first through the door to view this charming and spacious five-bedroom terraced family home.

Well-maintained and neutrally decorated throughout, the ground floor of the property boasts of, a through lounge with dining area, an additional reception room, fitted kitchen and lean-to. There is also a utility area and shower room too. To the first floor there are three spacious bedrooms all modern and bright and a family bathroom. Then to the second floor, you have two additional bedrooms and a w/c.

Externally the property has a large, paved garden and is an ideal space for BBQ or just for the children to let of a little steam.

The location of the property is ideal as the home is only a short walk from Upton Park tube station. Here you are able to catch both the Hammersmith and City Line as well as the District Line, both give swift access into London or out to Essex.

For your local amenities Green Street is a brisk walk away and has many High Street brands as well as local ethnic shops. Queens Market is also on Green Street and is a vibrant and bustling place on market days. Schooling in the area is superb and Upton Cross Primary school is seconds from the front door and there is also a secondary school close by as well.

Transportation throughout Newham is good with an abundance of bus stops close by the home and buses go throughout the borough and into surrounding areas. Road links are also good with the A406, A13 and A12 all only short rides away.

This delightful large family home will tick a lot of boxes for many buyers so make you viewing quick and be one of the first through the door.

## What the owner says...

You will love where this home is located, you're only a few minutes away from the High Street and everything. There is so much space in here, you'll have room for the entire family!



## Accommodation

- Reception One**  
25' 3" x 11' 6" (7.70m x 3.51m)
- Reception Two**  
20' 10" x 11' 1" (6.35m x 3.38m)
- Kitchen**  
10' 10" x 10' 6" (3.30m x 3.20m)
- Shower Room**  
8' 4" x 3' 5" (2.54m x 1.04m)
- Lean-To**  
18' 8" x 3' 9" (5.69m x 1.14m)
- Utility**  
5' 5" x 5' 5" (1.65m x 1.65m)
- Garden**
- 1st Floor**
- Bedroom One**  
15' 2" x 13' 8" (4.62m x 4.17m)
- Bedroom Two**  
11' 3" x 9' 6" (3.43m x 2.90m)
- Bedroom Three**  
14' 11" x 9' 3" (4.55m x 2.82m)
- Bathroom**  
5' 7" x 5' 4" (1.70m x 1.63m)
- 2nd Floor**
- Bedroom Four**  
14' 11" x 6' 4" (4.55m x 1.93m)
- Bedroom Five**  
9' 4" x 9' 1" (2.84m x 2.77m)
- W/C**  
4' 7" x 2' 2" (1.40m x 0.66m)

