



66 Mafeking Avenue, East Ham. E6 3BH.



PRICE
£400,000
To
£425,000

Transport Information

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.



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.



66 Mafeking Avenue, East Ham, London. E6 3BH.

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.

This two-bedroom bedroom mid-terraced property is a must see.

Internally the property does require modernisation and decoration. It has two reception rooms, the first with a bay window and fireplace and the second leads you through to the newly fitted kitchen.

To the first floor are the two well sized double bedrooms and a spacious newly fitted family bathroom, all of which make this an ideal family home.

Externally to the rear there is a garden which extends to approximately 31ft and is a great space for those summer BBQs or just for the children or pets to play. There is also the added benefit of an outside W/C to the rear.

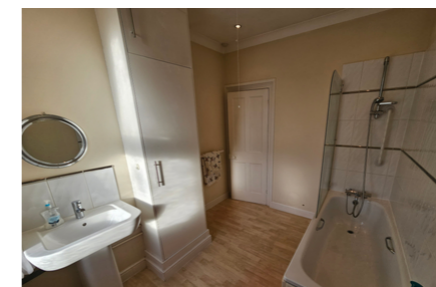
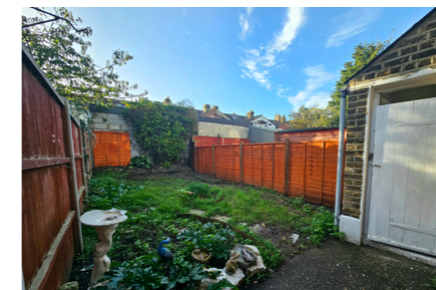
The location of any property is always important for any buyer and this home is ideally situated on a popular tree lined turning just off Barking Road. This great road is on the edge of what is known as the Central Park Estate and is ideal for transport links. Buses run frequently moments away from the house and can take you throughout the borough and into neighbouring areas, road links are excellent and the A13, A406 and A12 are all only short rides away. If it's rail that you're looking for then both East Ham and Beckton stations are close by and can give access to District, Hammersmith and City and DLR lines into London.

Central Park is home to many events throughout the year and is a great space for meeting friends and allowing the children to run off some steam. Schools are also good in Newham and within Central Park there are both Primary and secondary schools all of which having great Ofsted ratings.

With a house with this much potential, we advise internal viewing to fully see what a great home this is so call now to view!

Council Tax Band: C

What the owner says...



Accommodation

Reception One

12' 11" x 10' 8" (3.94m x 3.25m)

Reception Two

11' 6" x 11' 0" (3.51m x 3.35m)

Kitchen

9' 7" x 8' 0" (2.92m x 2.44m)

Garden

31' 10" (9.70m)

W/C

1st Floor

Bedroom One

12' 11" x 11' 0" (3.94m x 3.35m)

Bedroom Two

10' 11" x 8' 8" (3.33m x 2.64m)

Bathroom

8' 11" x 8' 0" (2.72m x 2.44m)