



Transport Information

East Ham station for the District Line and Hammersmith & City Line is 1 mile away and around a 14 minute walk.

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.

174 Market Street, East Ham, London. E6 2PU.



PRICE
£450,000
to
£475,000

- Three bedroom end of terraced house
- Recently fitted kitchen and bathroom
- Close to station and local amenities
- Large suntrap rear garden





174 Market Street, East Ham. E6 2PU.

Guide Price: £450,000 to £475,000 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.

This three bedroom end of terrace, ex-local authority house is both a really great find, and an ideal family home located on this quiet turning just off Barking Road.

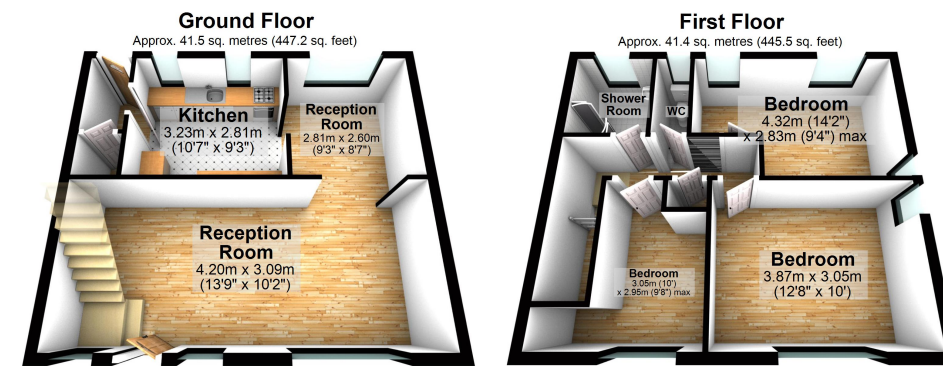
The property which offers a sizeable living space, boasts of a large lounge, fitted kitchen, dining room and outside w/c. Then to the first floor you'll find three bedrooms and a family bathroom. Externally the property has good size rear garden which extends to approximately 45ft.

Transport links are excellent, by road, rail or bus. For rail East Ham station is a short walk away and gives access to both District and Hammersmith and City Lines, for road the A13 and A406 are minutes away, and if it's buses that you need then there are plenty of them stopping on Barking road and also on Park Avenue which is seconds away from the property.

With any house there is the opportunity for rental or buy to live in and this property lends itself perfectly for both. There are also good schools in the area for both primary and secondary age children and all are within walking distance. For local amenities there are the usual local shops close by and there are also slightly further away on High Street North there are the bigger high street names, for the weekly shop Tesco, Sainsbury's, and Lidl are all close by and for those wanting retail therapy then you have the option of Stratford Westfield and Thurrock Lakeside. This spacious house will sell quick so call today to book your viewing!

What the owner says...

This home has been so good to me and the family over the years, plenty of room for everyone and I'm definitely going to miss this fantastic garden!



Total area: approx. 82.9 sq. metres (892.8 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertytypics.co.uk.

www.propertytypics.co.uk
Plan produced using PlanUp.



Accommodation

Reception 1

19' 11" x 8' 7" (6.07m x 2.62m)

Reception 2

9' 4" x 8' 7" (2.84m x 2.62m)

Kitchen

10' 6" x 9' 3" (3.20m x 2.82m)

Lean-to

4' 1" x 3' 6" (1.24m x 1.07m)

Outside W/C

5' 4" x 2' 8" (1.63m x 0.81m)

Garden

47' 4" (14.43m)

First Floor

Bedroom 1

Bedroom 2

14' 4" x 9' 4" (4.37m x 2.84m)

Bedroom 3

8' 2" x 6' 2" (2.49m x 1.88m)

Shower Room

6' 0" x 5' 3" (1.83m x 1.60m)

W/C

6' 3" x 2' 6" (1.91m x 0.76m)

