



### Transport Information

0.5 Miles to East Ham Station for the District, and Hammersmith & City Lines which is 10 minutes walk, with a plethora of bus routes nearby.

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.

98 Rosebery Avenue, Manor Park, London. E12 6PZ.



PRICE  
£625,000  
To  
£650,000

- Five Bedroom End Of Terraced House
- Within 1/2 Mile to East HAM Tube Station
- Own Driveway
- 23' x 14' Kitchen Diner
- Over Three Floors
- Ground Floor Cloakroom



• Utility Room

• 52' x 48' Rear Garden





## 98 Rosebery Avenue, Manor Park, London. E12 6PZ.

Guide Price: £625,000 to £650,000 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!

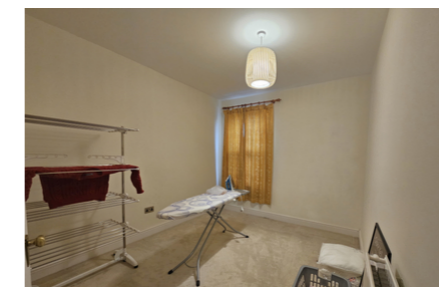
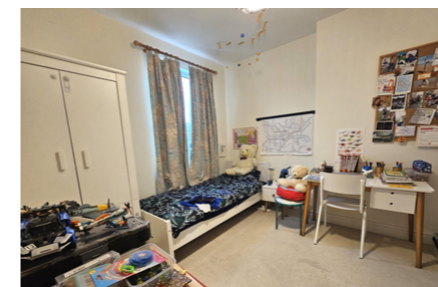
This superb five-bedroom semi-detached family home is deceptively large inside and with the fantastic rear garden someone is going to fall in love with it. From the moment that you enter the home you'll find it great neutral condition, ready for a new family to make it their own. The home boasts from a bright and airy reception room and a beautifully fitted kitchen/diner overlooking the garden, plus a ground floor W/C, and utility room. Then continuing neutral but beautiful condition continues upstairs with three family bedrooms, and the modern bathroom, then rising to the second floor you have two additional bedrooms with plenty of potential. The entire home has a delightful and comfortable feel to it.

Externally, the property has a wonderful large garden which extends to approximately 50ft square. Just outside the French doors, the garden has a paved patio, perfect for a tranquil morning coffee, and ideal for summer BBQs and small gatherings. Beyond the paving, the garden is ready for someone to make it their own. At the front of the house, you'll also find a parking space.

As the property is ideally located, there are plenty of 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 surrounding borough. 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 196 High Street North, East Ham, London, E6 2JA. T. 020 8470 5252 F. 020 8471 5922

## What the owner says...



## Accommodation

### Reception Room

15' 9" x 14' 9" (4.80m x 4.50m)

### Kitchen / Diner

23' 5" x 14' 6" (7.14m x 4.42m)

### W/C

6' 2" x 4' 8" (1.88m x 1.42m)

### Utility Room

7' 6" x 4' 9" (2.29m x 1.45m)

### Garden

48' 8" x 52' 8" (14.83m x 16.05m)

## 1st Floor

### Bedroom One

15' 7" x 15' 4" (4.75m x 4.67m)

### Bedroom Two

11' 5" x 9' 9" (3.48m x 2.97m)

### Bedroom Three

11' 7" x 9' 8" (3.53m x 2.95m)

### Bathroom

7' 4" x 6' 3" (2.24m x 1.91m)

## 2nd Floor

### Bedroom Four

14' 0" x 6' 8" > 13' 6" (4.27m x 2.03m > 4.11m)

### Bedroom Five

9' 0" < 19' 10" x 12' 1" (2.74m < 6.05m x 3.68m)

