



45 Marlow Road, London. E6 3QG.



PRICE
£375,000
To
£400,000

Transport Information

1 Mile to East Ham Station

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.

- Two bedrooms mid terraced house
- Ground floor bathroom
- Two reception Rooms
- Fitted kitchen



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.



45 Marlow Road, London. E6 3QG.

Guide Price £375,000 to £400,000 F/H

At each individual viewing, we will supply PPE equipment.

Please be aware this is a sale by tender property and the prospective purchaser will incur an introductory fee to Aston Fox.

360 degree tour available, and video tour available.

Stunning home is Great Location !

Located on the Edge of the ever popular Central Park estate and a short ride away from East Ham or Upton Park station is this ideally located Two bedroom Stunning family home.

The property which is spacious and has been well maintained by its current owner boasts of a two reception rooms, fitted kitchen and ground floor bathroom, to the first floor there are two double bedrooms. Externally the property has a stunning and well stocked garden which is an ideal space for summer BBQ's and is easily maintained.

Schooling is also good with both primary and secondary schools within walking distance of the property. There are also good road links around Newham with an abundance of bus stops by the property as well as the A406 and A13 giving road links access to London and beyond.

Being located near to the High street North and South means that local amenities are literally moments away there is both a Tesco and Sainsbury's on the high street as well as many big high street brands and local ethnic shops, East Ham station is a 10/12 minute walk away or a short Bus ride and can get you in to London with ease, as there is both District and Hammersmith and City lines with trains coming and going at regular intervals. There is also Upton Park station which is also on the district line and Hammersmith and city line. Green street is a great shopping location and a hive of activity a bustling multi cultured area with an abundance of food and retail shops as well as some high street names. There is also the famous Queens Market which has been in Newham since 1904.

This beautiful family home will sell quick so call now to view!

What the owner says...

Its been a really good place to live and i really love all my neighbours it will be a shame when i go and i will miss them but i need a smaller place !



Accommodation

Ground Floor

Reception One

13' 6" x 11' 9" (4.11m x 3.58m)

Reception Two

12' 5" x 11' 2" (3.78m x 3.40m)

Kitchen

9' 4" x 7' 3" (2.84m x 2.21m)

Bathroom

6' 6" x 5' 8" (1.98m x 1.73m)

W/C

3' 11" x 2' 11" (1.19m x 0.89m)

Garden

39'

First Floor

Bedroom One

14' 8" x 10' 8" (4.47m x 3.25m)

Bedroom Two

11' 7" x 9' 10" (3.53m x 3.00m)

