



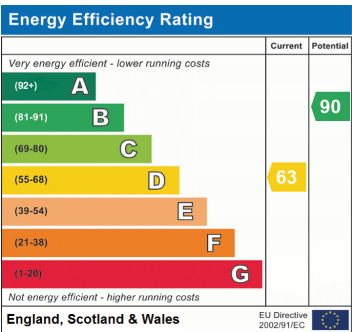
Pitchford Street, Stratford, London. E15 4RX.



PRICE  
£425,000  
To  
£450,000

### Transport Information

Just 0.4 Miles to Stratford Station hosting the Central, DLR, Elizabeth, Jubilee and Mildmay lines as well as National Rail services, and a large bus 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.

### 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 Bedroom Family Home
- Unbeatable Location
- Separate Utility Room
- Courtyard Style Garden
- Vacant and Chain Free







## Pitchford Street, Stratford, London. E15 4RX.

Guide Price: £425,000 to £450,000 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.

Located just off West Ham Lane and in a prime location is this spacious two-bedroom family home. To the ground floor you'll find the spacious and bright reception room, which leads into the fitted kitchen with separate utility room and the family bathroom.. Externally the property has an easily maintained courtyard which is ideal for BBQs in the summer. Rising to the first floor you have the two double bedrooms.

The property is incredibly well-located for transport links, as the A13, A406, and M11 motorway are all only a short drive away giving good links into London and to the rest of Essex and surrounding areas. City Airport is also close by for flights to Europe and parts of America, and of course there is Stratford station a stone's throw away giving access to the Central, DLR, Elizabeth, Jubilee and Mildmay lines as well as National Rail services, and a large bus station.

This is a great area to live in and benefits from good local amenities, with Stratford Westfield giving access to many high street brands and names as well as other amenities and the Broadway and Stratford Shopping Centre hosting a plethora of stores for all your grocery and shopping needs.

Council Tax Band: C

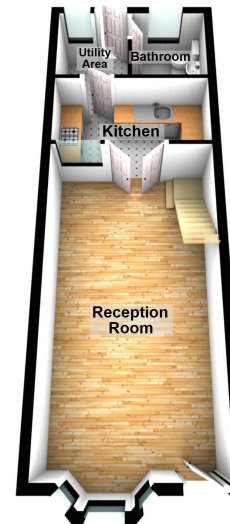
Council: Newham

Maximum Council Tax Fee Payable: £1,532.74

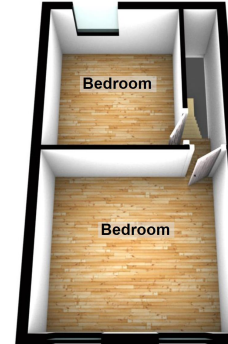
### What the owner says...

This has been a great investment over 30 years, it's in such a great location it has the potential to be a lovely starter home for someone.

**Ground Floor**  
Approx. 37.1 sq. metres (399.0 sq. feet)



**First Floor**  
Approx. 24.5 sq. metres (263.7 sq. feet)



Total area: approx. 61.6 sq. metres (662.7 sq. feet)  
Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.  
www.propertypics.co.uk  
Plan produced using PlanUp.

## Accommodation

### Reception Room

12' 7" x 22' 11" (3.84m x 6.99m)

### Kitchen

8' 0" x 12' 3" (2.44m x 3.73m)

### Utility Room

6' 6" x 6' 10" (1.98m x 2.08m)

### Bathroom

### Garden

12' 0" x 12' 0" (3.66m x 3.66m)

## 1st Floor

### Bedroom One

10' 6" x 12' 2" (3.20m x 3.71m)

### Bedroom Two

10' 5" x 9' 5" (3.17m x 2.87m)

