



28 Birch Close, Canning Town. E16 4QW.



PRICE  
£500,000  
To  
£525,000

### Transport Information

0.2 Miles to Star Lane DLR Station which is only a 4-5 minute walk through the park, and just 0.4 Miles from Canning Town Station for the Jubilee Line, which is a 7-8 minute walk.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C	68	
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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.

- Three bedroom mid terraced house
- Double glazing and gas central heating
- Spacious and bright throughout.
- Great location for transport links





## 28 Birch Close, Canning Town. E16 4QW.

Guide Price: £500,000 to £525,000 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.

Located on this sought after turning close to Canning Town Station and in good condition, is this light and modern three bedroom terraced House. The property which has been well maintained, on the ground floor boasts of a fitted kitchen with integrated appliances, a spacious lounge which opens on to the garden and a w/c. To the first floor there are three bedrooms, which are all well-sized along with a fitted modern bathroom suite, and externally the property has an easily maintained rear garden which is a real sun trap during the summer months and ideal for barbeques.

Location is always an important thing when buying a property and this location is ideal, transport links are good with bus routes going throughout Newham and surrounding areas. Canning Town Station can be found close by and allows access to Jubilee line and and DLR and you are two stops away from Stratford International Station, and West Ham station is also only a stones throw away.

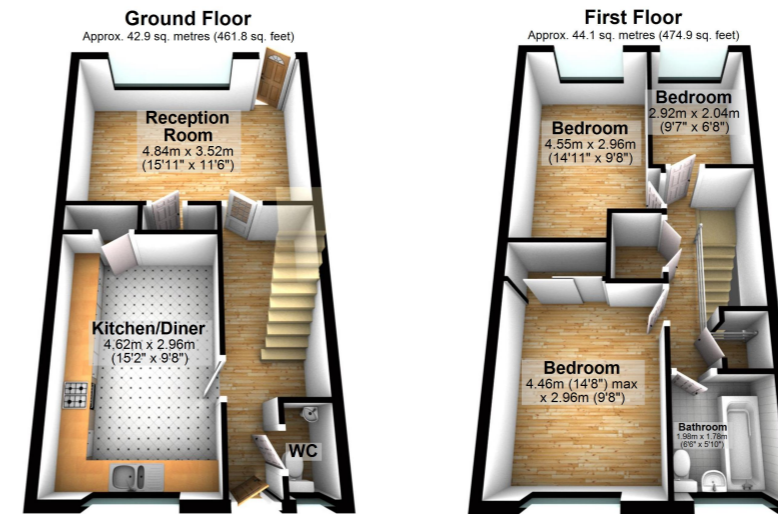
You'll be well located for transport links in this home, as the A13, A406, and M11 motorway are all only a short drive away giving good links into London and to the rest of Essex and surrounding areas. City Airport is also close by for flights to Europe and parts of America, there is also Galleons Reach DLR station only a short walk away giving great links into London and Docklands.

For your shopping needs Canning Town High street is a short walk away, and there are plenty of local shops offering ethnic and high street brands, if its something a little more fancy you require then Stratford's Westfield shopping centre and Lakeside Thurrock are both short rides away and give you a wide choice of big fashion names as well as eateries and things to do.

This stunning property will go quick so call now to view!

### What the owner says...

Its been such a great place to live, we have been here for years and years and adore the area, but its now time for us to leave and branch out, whoever buys here will love the location, perfect for transport and amenities!



Total area: approx. 87.0 sq. metres (936.7 sq. feet)  
Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.  
www.propertytics.co.uk  
Plan produced using PlanUp.



### Accommodation

**Reception Room**  
15' 8" x 12' 1" (4.78m x 3.68m)

**Kitchen**  
15' 3" x 9' 9" (4.65m x 2.97m)

**W/C**  
4' 10" x 2' 10" (1.47m x 0.86m)

**Garden**  
24' 0" (7.32m)

#### 1st Floor

**Bedroom One**  
11' 11" x 9' 7" (3.63m x 2.92m)

**Bedroom Two**  
14' 11" x 8' 9" (4.55m x 2.67m)

**Bedroom Three**  
9' 8" x 6' 8" (2.95m x 2.03m)

**Bathroom**  
5' 10" x 5' 9" (1.78m x 1.75m)