



87 Credon Road, Plaistow. E13 9BS.



PRICE
£525,000
To
£550,000

Transport Information

Just 0.2 Miles to Upton Park Station for the District, and Hammersmith and City lines which is about a 6 minute walk, and you'll also find an abundance of bus routes on the nearby Green Street to take you throughout the borough.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		85
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E	54	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

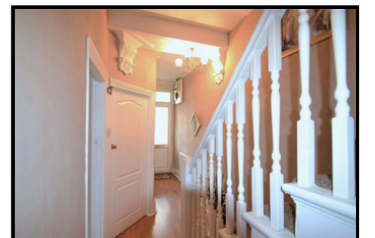
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.
- Modern fitted kitchen and bathroom





87 Credon Road, Plaistow, London. E13 9BS.

Guide Price: £525,000 to £550,000 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.

Great Family Home!

You will want to be the first through the door to view this charming three bedroom terraced family home. It is well maintained and neutrally decorated throughout and it boasts of a through lounge, fitted kitchen/diner, and ground floor bathroom. Then to the first floor, there are three spacious bedrooms which are all modern and bright, and a modern family bathroom.

Externally the properties rear garden that extends to approximately 35ft and is an ideal space for barbeques or just for the children to let of a little steam.

The location is ideal as the home is only a short walk from Upton Park tube station. Here you are able to catch both the Hammersmith and City Line as well as the District Line, which give swift access into London or out to Essex.

For your local amenities, Green street is a brisk walk away and has many high street brands as well as local ethnic shops. Queens Market is also on Green street and is a vibrant and bustling place on market days. For the shopping sprees and days out, you have both Thurrock Lakeside and Stratford Westfield within easy reach and both have many high street names and high end shops as well as eateries and activities like the cinema and casino.

Schooling in the area is superb with Upton Cross Primary School is seconds from the front door and there is also a Secondary School close by as well.

Transportation throughout Newham is good with an abundance of bus stops close by the home and buses go throughout the Borough and into surrounding areas. Road links are also good with the A406, A13 and A12 all only short rides away. City Airport is also close by for flights to Europe and parts of America.

What the owner says...

Its been a great investment and home, always attracts a good family, with a good rental yield. its also a great location with Green street only a stones throw away.



Total area: approx. 102.4 sq. metres (1102.7 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk
www.propertytics.co.uk
Plan produced using Planisp.

Accommodation

Ground Floor

Reception 1

23' 0" x 12' 2" (7.01m x 3.71m)

Reception 2

11' 6" x 9' 10" (3.51m x 3.00m)

Kitchen

12' 5" x 11' 1" (3.78m x 3.38m)

Utility Room

9' 6" x 6' 4" (2.90m x 1.93m)

W/C

4' 5" x 2' 11" (1.35m x 0.89m)

Garden

36' 8" (11.18m)

1st Floor

Bedroom 1

15' 6" x 13' 7" (4.72m x 4.14m)

Bedroom 2

10' 11" x 9' 9" (3.33m x 2.97m)

Bedroom 3

12' 10" x 6' 11" (3.91m x 2.11m)

Bathroom

9' 3" x 6' 5" (2.82m x 1.96m)

