



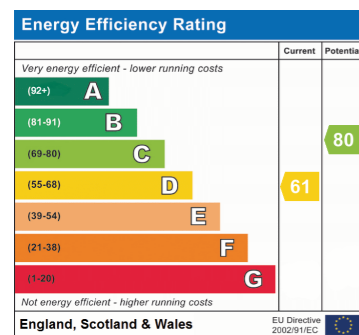
57 Linton Gardens, Beckton. E6 5SQ.

PRICE
£475,000
To
£500,000



Transport Information

0.7 Miles to Beckton 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.

- Three Bedrooms
- Double Glazing
- Driveway Parking
- Chain Free
- Driveway
- Cloakroom





57 Linton Gardens, Beckton. E6 5SQ.

Guide Price: £475,000 to £500,000 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.

Spectacular family home!

This alluring three bedroom family home has been beautifully maintained by its current owners and has been extended creating additional ground floor space.

The property boasts of a modern bright fitted kitchen, large lounge, dining room, ground floor cloakroom and utility room. To the first floor there are three good sized bedrooms and a really modern bathroom/shower room.

Externally the property has a easy to maintain garden ideal for lazy summer days and barbecues and to the front of the property there is drive way parking for one car. The property itself is located within arms reach of the local amenities with Asda, Lidl and other main shopping centres all only a short walk away.

Transport links by road and rail are also excellent with Beckton and Royal Albert DLR station only a short walk away. By car the A406, M11 and A13 are all within close proximity. For those needing to go further afield City airport gives access to Europe and beyond.

This great family home will go quick so call to book your space now!

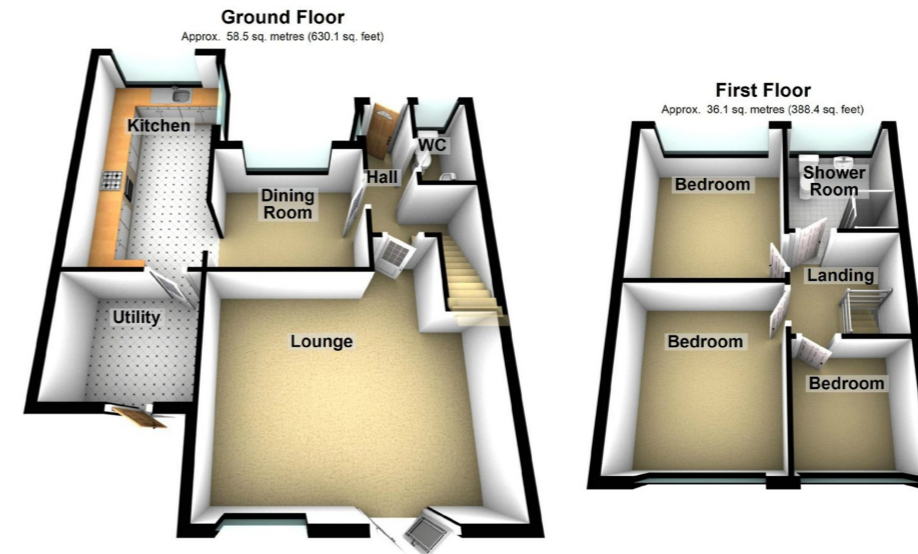
Council Tax Band: D

Council: Newham

Maximum Council Tax Fee Payable: £1,627.53

What the owner says...

It's been a great family home and it's a good safe area!



Total area: approx. 94.6 sq. metres (1018.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD Plan produced using PlanUp.

Accommodation

First Floor

Reception 15' 10" x 13' 8" (4.83m x 4.17m)

Kitchen 16' 9" x 7' 7" (5.11m x 2.31m)

Dining Room 8' 9" x 8' 4" (2.67m x 2.54m)

Utility Room 11' 11" x 7' 2" (3.63m x 2.18m)

W/C 5' 5" x 3' 10" (1.65m x 1.17m)

First Floor

Bedroom 1 10' 9" x 8' 6" (3.28m x 2.59m)

Bedroom 2 10' 4" x 7' 10" (3.15m x 2.39m)

Bedroom 3 7' 10" x 6' 4" (2.39m x 1.93m)

Bathroom 7' x 6' 2" (2.13m x 1.88m)

Garden 25' x 25' (7.62m x 7.62m)

