



Watson Avenue, EAST HAM

Offers in Excess of £595,000

This three bedroom terraced house boasts a convenient and accessible location with excellent public transport links. This property offers ample living space for a family or working professionals. The house comes with two bathrooms, ensuring comfort for all residents. The property features one through lounge and a second reception space part of the the kitchen which is an open-plan style, a popular feature that encourages a social and collaborative cooking experience. An interesting feature of this property is the loft room, which could potentially be used as a fourth bedroom, providing additional space or flexibility based on your needs. The property has been maintained with care and stands ready for its new owners. Whether you're a first-time buyer or looking to invest, this property offers a unique opportunity in a well-connected location.

- THREE BEDROOMS
- TWO BATHROOMS
- LOFT ROOM
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed door to fully enclosed storm porch, internal door to hallway.

HALLWAY

Radiator, stairs to first floor.

THROUGH LOUNGE

Double glazed bay window to front, radiator.



KITCHEN DINER

Double glazed window to rear, laminate flooring, range of eye and base units, tiled splashbacks, sink and drainer, plumbing for washing machine and dishwasher, space for fridge freezer, integrated oven, gas hob, door to ground floor shower/WC, doors to rear garden.



GROUND FLOOR SHOWER/WC

Double glazed window to rear, tiled floor and walls, cubicle with electric shower, low level flush WC, sink with mixer tap.



FIRST FLOOR

LANDING

Stairs to loft room.



BEDROOM ONE

Double glazed bay window to front, radiator.



BEDROOM TWO

Double glazed window to rear, power points.



BEDROOM THREE

Double glazed window to front, radiator.



FIRST FLOOR BATHROOM

Double glazed window to rear, tiled floor, part tiled walls, panelled bath, wash basin.



FIRST FLOOR WC

Double glazed window to rear, tiled floor, part tiled walls, low level flush WC.

SECOND FLOOR

LOFT ROOM

Skylight window to rear, storage to eaves.



EXTERIOR

FRONT GARDEN

Brick paved providing off street parking.

REAR GARDEN

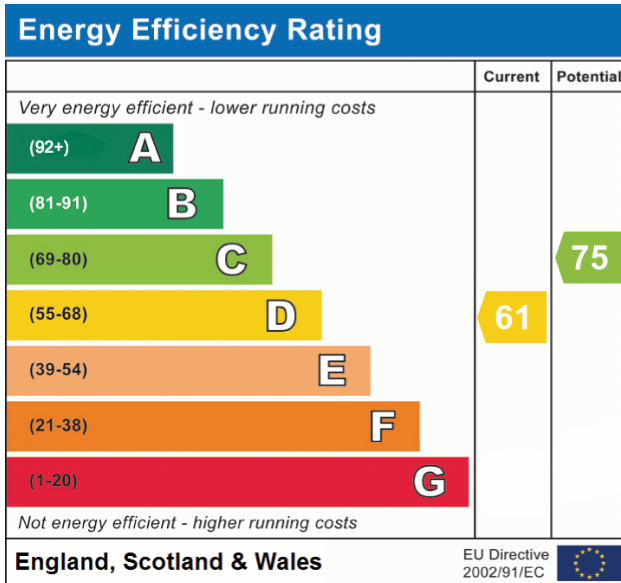
Patio area, steps down to lawn area with path.



AGENTS NOTE

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EPC



What's Next?

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

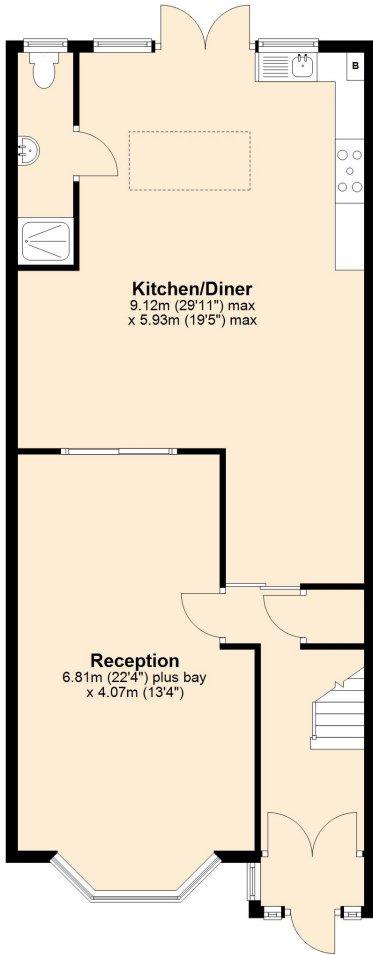
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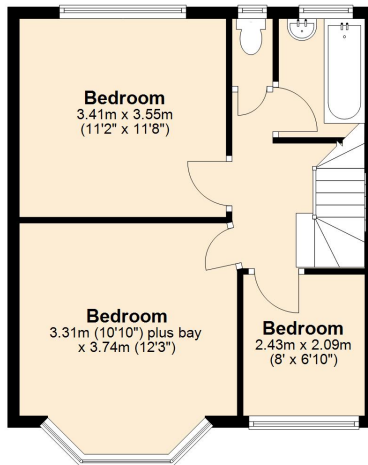
Ground Floor

Approx. 82.1 sq. metres (883.9 sq. feet)



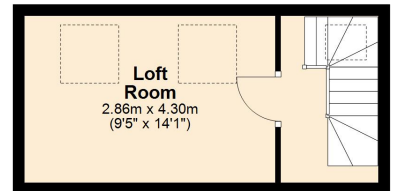
First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Second Floor

Approx. 17.4 sq. metres (186.8 sq. feet)



Total area: approx. 140.4 sq. metres (1511.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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