



Transport Information

0.1 Miles to East Ham Station for the District and Hammersmith and City lines which is a 3 minute walk with a host of buses nearby.

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.

Milton Avenue, East Ham. E6 1BG.



PRICE
£600,000
To
£625,000

- **Four Bedroom Mid-Terraced House**
- **Unbeatable Location**
- **Extensive 110ft Garden**
- **Two Reception Rooms**
- **Upstairs Bathroom and Downstairs W/C**





Milton Avenue, East Ham. E6 1BG.

Guide Price: £600,000 to £625,000 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.

Big family living!

Located on one of East Ham's most prestigious turnings is this large and spacious four-bedroom mid-terraced house which offers spacious family living.

The property boasts of two reception rooms and a modern spacious fitted kitchen / diner and lean-to. Then on the 1st floor there are three double bedrooms and a family bathroom all of which are well finished to create this ideal living space. Then on the 2nd floor is the fourth bedroom.

Externally there is an extensive 110ft garden which is an ideal space for children to play safely and the additional benefit of an outside w/c just to the back of the property.

The location of the property is one of the best locations as it's just off High Street North and within a few minutes' walk of East Ham Tube lines which has both District and Hammersmith and City lines running through it.

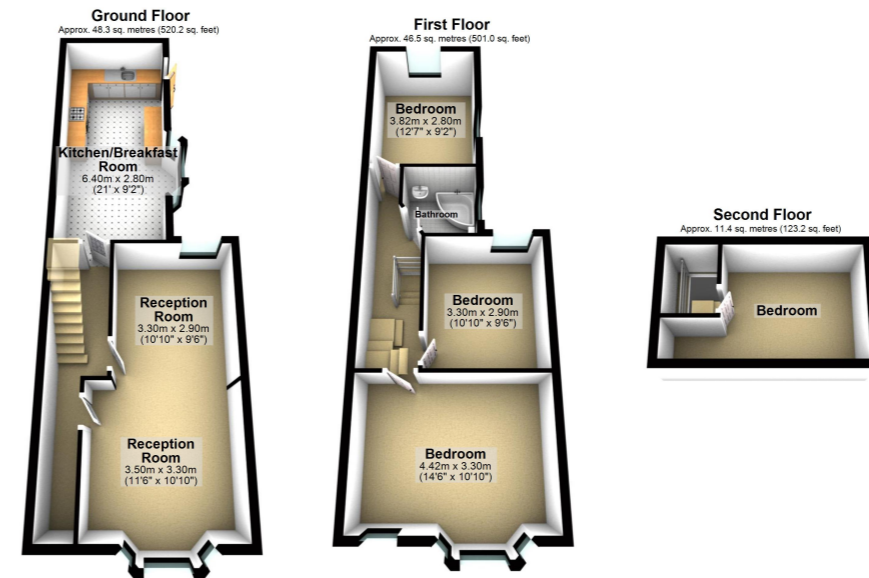
There is a corner shop close by for your daily pint of milk and those small but urgently needed supplies. For the main High Street brands, nearby High Street North has a vast array of shops and slightly further afield on Green Street is the hugely popular Queens Market where an eclectic mix of stalls can be found. There are also the big names, Tesco, Asda, Sainsbury's and Lidl all serving the area. Newham Town Hall with its neighbouring Library and Leisure Centre are also just a brisk walk away.

Buses run frequently throughout the borough, and you are never far from a bus stop. There are cycle links to Stratford and local shopping centres via the nearby Greenway and for the car user the A13 and A406 are a stone's throw away.

This property will sell quick so call now to view!

What the owner says...

This has been a great home to bring up the whole family as there is so much room for everyone! Being just round the corner from High Street North is brilliant as there is no shortage of food or shops.



Total area: approx. 106.3 sq. metres (1144.4 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 One

14' 2" x 11' 9" (4.32m x 3.58m)

Reception Two

11' 7" x 9' 6" (3.53m x 2.90m)

Kitchen / Diner

24' 2" x 11' 8" (7.37m x 3.56m)

Outside W/C

13' 4" x 3' 2" (4.06m x 0.97m)

Garden

110' (33.53m)

1st Floor

Bedroom One

14' 3" x 14' 1" (4.34m x 4.29m)

Bedroom Two

11' 1" x 9' 8" (3.38m x 2.95m)

Bedroom Three

17' 11" x 9' 7" (5.46m x 2.92m)

Bathroom

6' 4" x 5' 9" (1.93m x 1.75m)

2nd Floor

Bedroom Four