



301 Tollgate Road, Beckton, London. E6 5XW.



PRICE  
£425,000  
To  
£450,000

### Transport Information

Beckton DLR Station is 0.3 miles away and is a 6 minute walk.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions																													
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Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions																													
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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 town house
- Family bathroom and cloakroom
- Two reception rooms
- Chain free





301 Tollgate Road, Beckton, London. E6 5XW.

Guide Price £425,000 to £450,000 F/H

At each individual viewing, we will supply PPE equipment.

Please be aware this is a Sale by Tender property and the prospective purchaser will incur a fee to Aston Fox.

Located on this prime turning in Beckton is this Three bedroom Family Town house, the property has been well maintained by its current owners and is in good decorative order throughout boasts of, to the ground floor there is a fitted kitchen, dinning room and ground floor cloakroom with W/c, then to the first floor there is a large lounge and bedroom, then up to the second floor there are Two further bedrooms and and a modern fitted family bathroom.

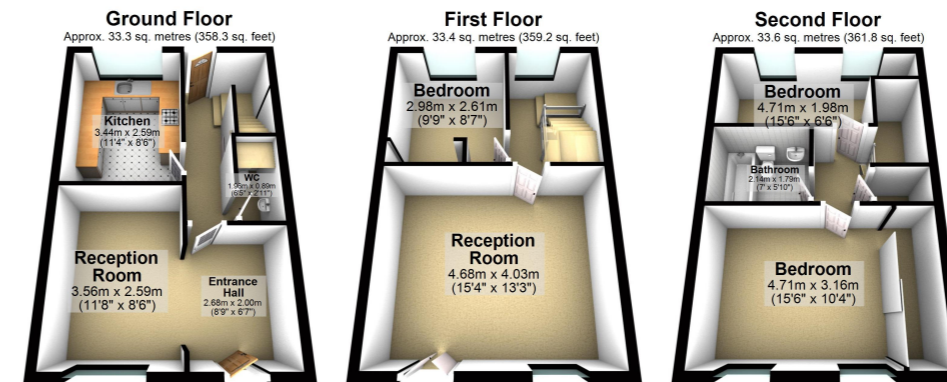
Externally the property also benefits from having a allocated parking space and a rear court yard style garden that extends to Approximately 16Ft.

The property is also well located for transport links, 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, and there is also Beckton DLR station only a short walk away giving quick links into London and Docklands.

Beckton is a great area to live in and benefits from good local amenities, with Asda, Tesco's and Sainsbury's all having shopping centres close by and there are many other shops and services within a 5 minute drive which gives you access to all the major Brands, for those looking for the bigger shopping spree then Stratford's

### What the owner says...

Brilliant location and great area to live in, transport is ideal and road links are also really good.



Total area: approx. 100.3 sq. metres (1079.3 sq. feet)  
Plan and measurements are for guidance only. Floor plan produced by Propertytypics.co.uk.  
www.propertytypics.co.uk  
Plan produced using PlanUp.

### Accommodation Ground Floor

**Dining Room**

11' 7" x 8' 5" (3.53m x 2.57m)

**Kitchen**

11' 4" x 8' 6" (3.45m x 2.59m)

**W/C**

6' 4" x 2' 8" (1.93m x 0.81m)

**Garden**

16' (4.88m)

### First Floor

**Lounge**

15' 4" x 13' 2" (4.67m x 4.01m)

**Bedroom 3**

9' 9" x 8' 8" (2.97m x 2.64m)

### Second Floor

**Bedroom 1**

13' 2" x 8' 10" (4.01m x 2.69m)

**Bedroom 2**

11' 6" x 7' 7" (3.51m x 2.31m)

**Bathroom**

6' 7" x 6' 2" (2.01m x 1.88m)



Westfield shopping and Thurrock's Lakeside shopping Centre are both only short drives away and both giving access to a vast array of shops as well as eateries and leisure activities.

Schools are also good from infant to primary and secondary schools, and they are also plentiful throughout Beckton.

This good family home is a real head turner and due to its rarity to the market, and won't hang around long!

so call now to book your viewing before it's too late!