



County Road, Beckton. E6 6NH.



PRICE
£400,000
To
£425,000

Transport Information

0.4 Miles to Beckton DLR Station which is a 7 minute walk with a plethora of bus routes nearby taking you throughout the borough and surrounding areas.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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.

- Garage & Driveway
- Three Bathrooms
- Fantastic Location
- Two Bedroom House





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Guide Price: £400,000 to £425,000 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.

Ideal Family home, Quiet Location! Located on this quiet turning in Beckton is this well presented 2 bedroom house which is an ideal first time purchase, or investment.

The property, which has been well-maintained, is modern and well decorated throughout, boasts of a large lounge over looking the garden, fitted modern kitchen and then a ground floor cloakroom, and then to the first floor there is a modern bathroom suite and two good size double bedrooms with the additional bonus of an en-suite shower room to the master bedroom.

Externally the property the garden is ideal in the summer months as it receives the sunshine the whole day through and is a great space children to play safely, this has been fully decked to create a modern and easily maintained space, there is also a private driveway to the front, and garage to the rear.

The transport links are excellent in the area with Beckton and Royal Albert DLR Station only a few minutes walk away and giving access to Canary Wharf and Central London. Buses are also really good throughout Beckton and give access to the whole of Newham. Road links are great, 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.

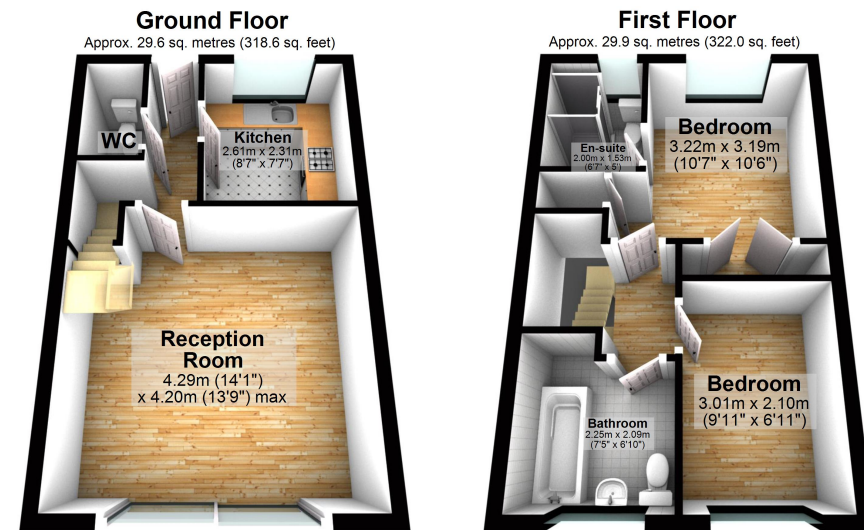
Beckton is a great area to live in and benefits from good local amenities, with Asda, Tesco's, and Sainsbury's all having shopping centres close by and there are two retail parks all within a 5 minutes drive which have all your High Street Brands, Schools are also good from infant to primary and secondary schools, and they are also plentiful throughout Beckton. For the shopping spree's 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.

This beautiful family home is a rare to the market, and won't hang around long, so call now to book your viewing before it's too late!

What the owner says...

This has been a fantastic home, it's in such a great area and I'll definitely miss the garden!

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Total area: approx. 59.5 sq. metres (640.6 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

Kitchen

8' 7" x 7' 8" (2.62m x 2.34m)

Lounge

14' 0" x 13' 7" (4.27m x 4.14m)

W/C

5' 7" x 2' 8" (1.70m x 0.81m)

Garden

27' 10" (8.48m)

Garage

First Floor

Bedroom 1

10' 6" x 10' 5" (3.20m x 3.17m)

En-Suite

5' 7" x 5' 0" (1.70m x 1.52m)

Bedroom 2

9' 5" x 7' 4" (2.87m x 2.24m)

Bathroom

7' 6" x 6' 4" (2.29m x 1.93m)