



### Transport Information

0.8 Miles to Upton Park Station for the Hammersmith and City and District lines which is around 15 minutes walk, with a plethora of bus routes on your doorstep and the Greenway to the rear.

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.

42 Humberstone Road, Plaistow. E13 9NJ.



PRICE  
£400,000  
To  
£425,000

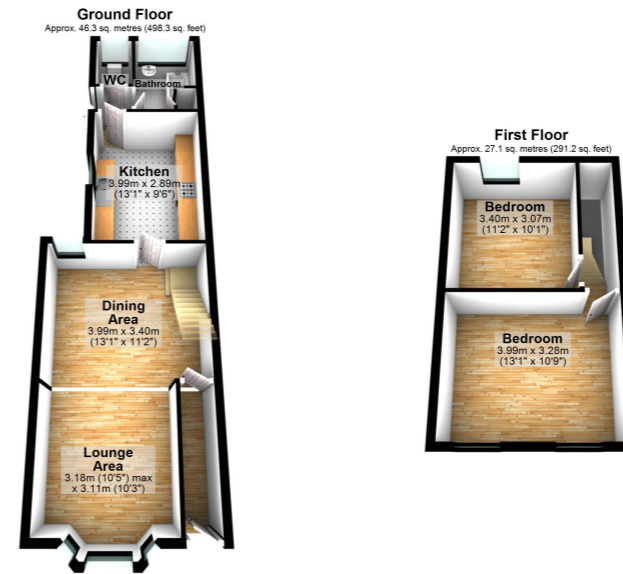
### What's next?

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.

- Two Bedroom Terraced House
- Converted Loft Room
- Beautiful Garden with Outbuilding
- Period Features





Total area: approx. 73.3 sq. metres (789.5 sq. feet)  
 Plan and measurements are for guidance only. Floor plan produced by Propertyfytics.co.uk  
 www.propertyfytics.co.uk  
 Plan produced using Floorplan

## Accommodation

### Reception Room

24' 2" x 9' 10" > 13' 0" (7.37m x 3.00m > 3.96m)

### Kitchen

9' 6" x 7' 10" (2.90m x 2.39m)

### Bathroom

8' 11" x 5' 6" (2.72m x 1.68m)

### W/C

6' 0" x 2' 6" (1.83m x 0.76m)

### Garden

28' 8" (8.74m)

### Outbuilding / Gym

11' 9" x 10' 0" (3.58m x 3.05m)

### 1st Floor

#### Bedroom One

13' 0" x 10' 9" (3.96m x 3.28m)

#### Bedroom Two

11' 4" x 10' 1" (3.45m x 3.07m)

#### Loft Room

## 42 Humberstone Road, Plaistow. E13 9NJ.

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.

Fantastic family home.

This two-bedroom mid-terraced house has been beautifully maintained by its current owners and the home is bright and spacious throughout, with shuttered windows and Victorian coving featured in the reception room.

The property consists of a spacious through lounge, modern fitted kitchen, and a ground floor family bathroom with the w/c separate. To the first floor there are two double bedrooms, both well sized, and a ladder to the spacious converted loft room.

Externally the property has an easily maintained and well-stocked garden and is ideal for barbecues and alike, plus a large outbuilding that is currently being used as a home gym.

The location is ideal and being on the New City Estate it is ideal for access to transport and amenities, Plaistow and Upton Park stations are equally distanced away and have both the District and Hammersmith and City lines, West Ham a couple of stops along gives you C2C and Jubilee Lines and quick access to Stratford Westfield Shopping Centre. Green Street is a short walk away where there are plenty of shops and the renowned Queens Market.

Road links are excellent with the A13, A406 and A12 all short drives away and giving great and easy access to London and out to Essex and beyond, City Airport is just around the corner so air travel is also easy!

This home represents a great first purchase or even investment, call today to book to see what your next home could look like.

Council Tax Band: C

Council: Newham

## What the owner says...

With so many great schools nearby, this has been a great place to bring up the family. Hopefully a new family will love it as much as we have.

