



## 22 Founder Close, Beckton. E6 6FS.

PRICE  
£450,000  
To  
£475,000



### Transport Information

0.3 Miles to Gallions Reach DLR Station which is a 7 minute walk with a plethora of buses nearby.

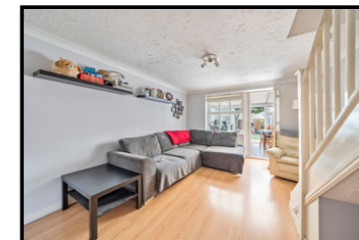
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		65
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### 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 End of Terrace House
- Driveway & Garage
- 0.3 Miles to DLR
- Good Condition Throughout



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.



## 22 Founder Close, Beckton. E6 6FS.

Guide Price: £450,000 to £475,000 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 end of terrace house which is an ideal first-time purchase, or investment.

The property, which has been well-maintained throughout, is modern and well decorated, boasting of a large lounge, fitted modern kitchen, and conservatory. Then to the first floor there is a modern bathroom suite and two double bedrooms.

Externally to the property the rear garden is ideal in the summer months as it receives the sunshine the whole day through and is a great space for children to play safely, there is also the added benefit of a garage and private driveway to the front with the front garden.

The transport links are excellent in the area with Gallions Reach and Cyprus 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 sprees 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!

Council Tax Band: C

### What the owner says...

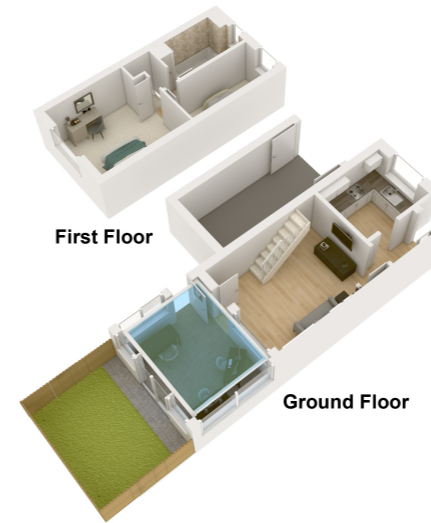
We're sad to leave this home, it's in such a great location. Quiet, yet very close to everything, and the house is so bright and airy we're sure a new family will love it!

#### Founder Close, E6

Restricted Height = 12 sq ft / 1.1 sq m

Approximate Gross Internal Area = 846 sq ft / 78.6 sq m

Garage = 136 sq ft / 12.6 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



### Accommodation

#### Lounge

15' 3" x 11' 10" (4.65m x 3.61m)

#### Kitchen

8' 8" x 7' 9" (2.64m x 2.36m)

#### Conservatory

11' 9" x 9' 7" (3.58m x 2.92m)

#### Garden

26' 1" (7.95m)

#### Garage

16' 10" x 8' 3" (5.13m x 2.51m)

#### 1st Floor

##### Bedroom One

11' 10" x 11' 10" (3.61m x 3.61m)

##### Bedroom Two

12' 3" x 5' 6" (3.73m x 1.68m)

##### Bathroom

8' 10" x 5' 11" (2.69m x 1.80m)