



80 Emma Road, Plaistow, London. E13 0DR.



PRICE
£375,000
To
£400,000

Transport Information

Plaistow Station is 0.25 miles away, so 5 minutes walk. You're also right by the Greenway, for a fantastically connected cycle ride across East London.

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 mid terraced house**
- **Double glazing and Gas central heating**
- **Ground Floor Bathroom**
- **Rear Garden**



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.



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Please be aware this is a sale by tender property and the prospective purchaser will have to pay and Introduction Fee to Aston Fox. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

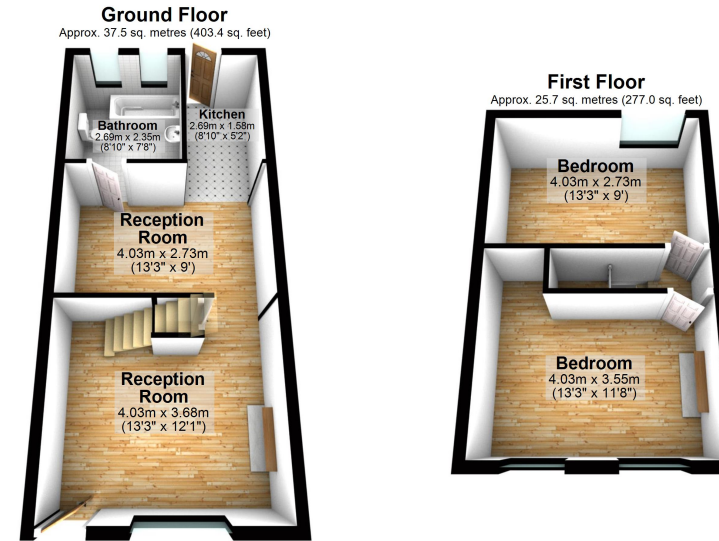
Starter home! Call to View Now! This great two bedroom mid terraced house is perfectly located on this popular turning moments away from Plaistow station. Internally this well maintained home boasts of a large through lounge, fitted kitchen, ground floor bathroom and rear garden. To the first floor there are two good sized bedrooms. Externally the property has a pristine garden easily maintained and ideal for summer months, well stocked with perennials and flowing shrubs, its a delightful garden haven!

Location is paramount when buying a property and with this home you need not look any further with local amenities all within walking distance and an abundance of Primary and Secondary schools, you couldn't get a better area. Transport links are also great with Upton Park and Plaistow Stations close by and both giving District line and Hammersmith and City lines and direct links in to central London in a very short time, road links are excellent as well and the A13, A12, A406 and M11 are all only a short drive away, moreover there are plenty of bus routes and stops going throughout Newham and many also taking you to surrounding areas and Boroughs. There are cycle links to Stratford and local shopping centres via the nearby Greenway and this also takes you to the Olympic Park E20 where there are an abundance of shops, eateries and the famed West Field shopping centre. Local amenities are easily accessed at Green street which is a hive of activity a bustling multi cultured area with an abundance of food and retail shops as well as some high street names. There is also the famous Queens Market which has been in Newham since 1904. For the occasional shopping spree Stratford's Westfield is a stones throw away either by road or bus and is full of the latest brands eating outlets and Big high street names. This property won't hang around long, so call to view now!

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

What the owner says...

I have lived here for a very long time and I have loved every minute of it, great for transport and great for local amenities, it's just an ideal home.



Accommodation

Reception One

13' 2" x 9' 0" (4.01m x 2.74m)

Reception Two

13' 2" x 8' 11" (4.01m x 2.72m)

Bathroom

8' 0" x 6' 7" (2.44m x 2.01m)

Kitchen

7' 10" x 5' 0" (2.39m x 1.52m)

Out building

9' 7" x 6' 4" (2.92m x 1.93m)

Garden

27' 0" (8.23m)

1st Floor

Bedroom One

13' 4" x 9' 0" (4.06m x 2.74m)

Bedroom Two

13' 0" x 8' 10" (3.96m x 2.69m)