



Transport Information

Beckton DLR Station is a 15 minute walk.

East Ham Tube station is a 14 minute bus ride away.

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.

4 Saxon Road, East Ham, London. E6 3RZ.



PRICE
£400,000
To
£425,000.

- **Three Bedrooms**
- **First Floor bathroom**
- **Beautiful condition Throughout**
- **Great Transport Links**





4 Saxon Road, East Ham, London. E6 3RZ.

Guide Price of £400,000 to £425,000 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.

Lovely family Living Space!

Located off High Street South and on the outskirts of the hugely popular Central Park Estate and within walking distance to the park itself which is a hive of activity over the seasons, is this Three bedroom stunning family home.

The property itself boasts of a spacious through lounge and a modern fitted kitchen/diner. To the first floor there are three bedrooms and a modern family bathroom, to the rear of the property there is a easily maintained garden which is ideal for the summer months and is also an i deal please to let the kids blow off a little steam.

This delightful property represents a great opportunity for any growing family or those looking to live in a lovely area.

The property is located on the south side of the ever popular and highly sought after Central Park Estate which is a tree lined and tranquil place to live. Central Park with its many facilities is a few minute's walk away and throughout the year is a hive of sporting and musical events.

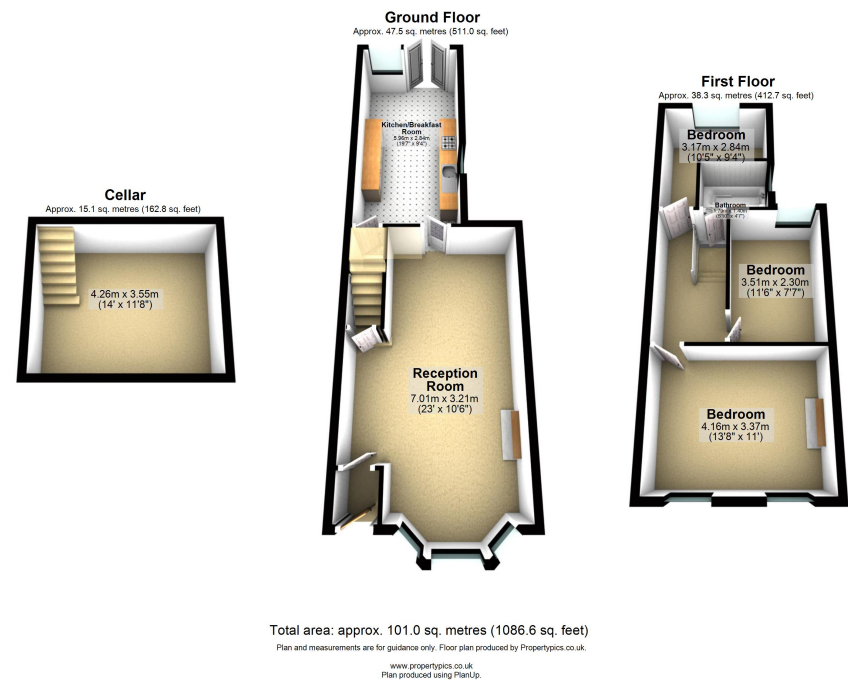
The Greatfield Community with its East Edge Sisters WI group and Community Market is centered here and over the year run various neighbourhood inspired markets and family orientated days. Red Door Studios and Arts Centre is active across the arts and young professionals are busy buying and restoring properties in this road Schooling in Newham is now excellent with the best rated primary school in England located here.

This house is well within the catchment area of nearby Roman road Primary school and Brampton Primary
196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922

There is a corner shop a short walk away for your daily pint of milk and those small but urgently needed

What the owner says...

We have brought up our family here and its been a really good please to live. Easy to assess many places and facilities within the borough.



Accommodation

Lounge

24' 7" x 13' 11" (7.49m x 4.24m)

Kitchen

19' 6" x 9' 5" (5.94m x 2.87m)

Garden

27' 0" x 0' 0" (8.23m x 0.00m)

Bedroom 1

13' 11" x 11' 0" (4.24m x 3.35m)

Bedroom 2

11' 7" x 7' 0" (3.53m x 2.13m)

Bedroom 3

9' 3" x 5' 5" (2.82m x 1.65m)

supplies. For the main high street brands, nearby High Street North has a vast array of shops and slightly further afield on Green Street is the hugely popular Queens Market where an eclectic mix of stalls can be found. There are also the big names, Tesco, Asda, Sainsbury's and Lidl all serving the area. Newham Town Hall with its neighbouring Library and Leisure Centre are also just a brisk walk away.

For transportation, Newham is a great place as East Ham tube station has both District and Hammersmith and City Lines going directly into London and allowing easy links to West Ham where the Jubilee and C2C lines can be caught. At Beckton there is the DLR with connections to Canning Town and Tower Gateway. Buses run frequently throughout the borough and you are never far from a bus stop. There are cycle links to Stratford and local shopping centres via the nearby Greenway and for the car user the A13 and A406 are a stone's throw away.

This property won't hang around long, so call now to view!