



111 Flanders Road, East Ham, London. E6 6BL.



PRICE
£475,000
To
£500,000

Transport Information

1 mile from East Ham Station for the District, and Hammersmith and City Lines with a plethora of bus routes taking you throughout Newham

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C		
(56 to 68)	D	59	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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.

- Three bedroom mid terraced house
- Double glazing and gas central heating
- Spacious fitted kitchen
- 45ft rear garden with outbuilding





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Guide Price: £475,000 to £500,000 F/H

Please be aware this is a sale by tender property and the prospective purchaser will have to pay an Introduction Fee to Aston Fox.

Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

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We've found the ideal home for you!

This delightful three bedroom mid terraced home offers all the space a growing family would wish for. Internally the property boasts of a spacious lounge, fitted kitchen, ground cloak room with w/c. To the first floor there are Three well appointed bedroom and a first floor bathroom. Externally there is a stunning 36ft rear garden with outbuilding which has been loved and cared for by the current owners.

Transport links are excellent, by road rail or bus. For rail East Ham station is a short walk or bus ride away and gives access to both District and Hammersmith and City Lines, for road the A13 and A406 are minutes away and if it's buses that you need then there are plenty of them stopping on the parking road and also on Park Avenue which is seconds away from the property.

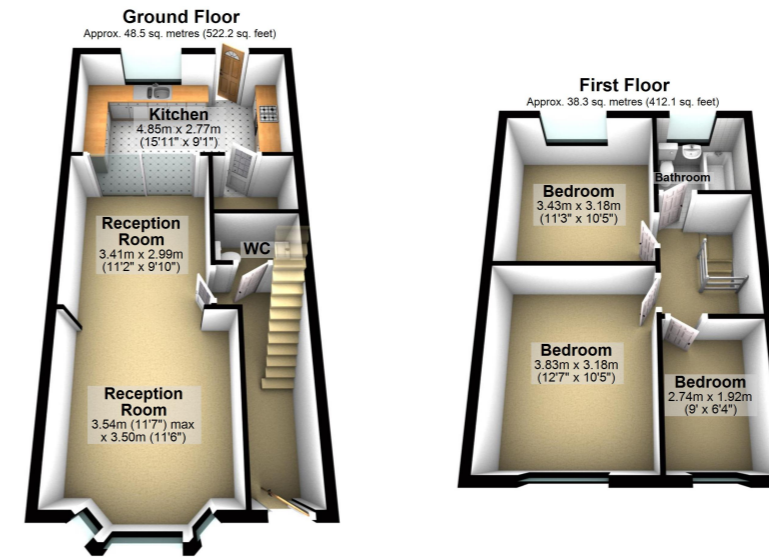
With any house there is the opportunity for rental or buy to live in and this property lends itself perfectly for both.

There are also good schools in the area for both primary and secondary age children and all are within walking distance.

For local amenities there are the usual local shops close by and there are also slightly further away on High Street North there are the bigger high street names, for the weekly shop Tesco, Sainsbury's, and Lidl are all close by and for those wanting retail therapy then you have the option of Stratford Westfield and Thurrock Lakeside.

What the owner says...

its been a great area to live in, plenty to do, safe for the children, and plenty of local amenities.



Total area: approx. 86.8 sq. metres (934.3 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk
www.propertypics.co.uk
Plan produced using PlanUp.

Accommodation

Reception Room

25' 11" x 11' 5" (7.90m x 3.48m)

Kitchen

16' 1" x 9' 0" (4.90m x 2.74m)

W/C

7' 0" x 4' 0" (2.13m x 1.22m)

Garden

45' 3" (13.79m)

Annex/Outbuilding

1st Floor

Bedroom One

11' 8" x 10' 5" (3.56m x 3.17m)

Bedroom Two

11' 2" x 10' 5" (3.40m x 3.17m)

Bedroom Three

8' 4" x 6' 4" (2.54m x 1.93m)

Bathroom

6' 2" x 5' 11" (1.88m x 1.80m)

