



Melbourne Road, East Ham. E6 2RX.



PRICE
£400,000
To
£425,000

Transport Information

East Ham Underground Station is 15 minute walk.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.

- Garage to rear
- Close to Amenities
- Two Double Bedrooms
- Spacious Through Lounge



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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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.

Great House! Located close to the ever popular Barking Road and a short ride away from East Ham or Upton Park station is this ideally located two-bedroom modern family home.

The property which is spacious and great condition and boasts of a through lounge and fitted kitchen, to the first floor there are two spacious double bedrooms and a wet room with separate w/c. Externally there is a garden which is an ideal space for summer BBQ's and is easily maintained and is an ideal place for the children to let of some steam, there is also a garage with is accessed via a gated private shared driveway.

Schooling is also good with both primary and secondary schools within walking distance of the property. There are also good road links around Newham with an abundance of bus stops by the property as well as the A406 and A13 giving road links access to London and beyond.

Being located near to the High street North and South means that local amenities are literally moments away there is both a Tesco and Sainsbury's on the high street as well as many big high street brands and local ethnic shops.

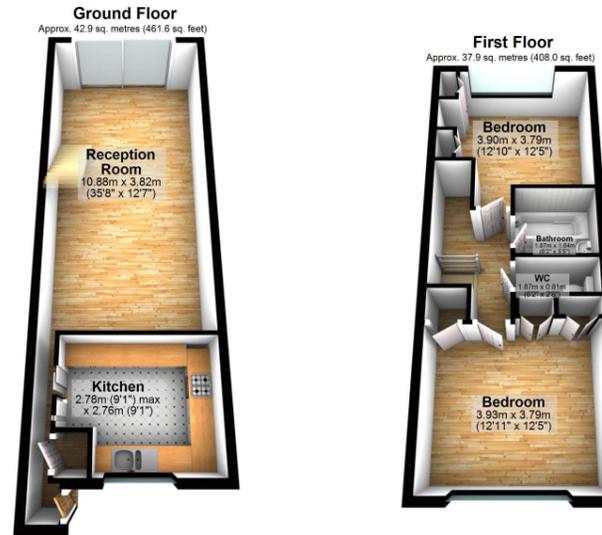
Close by the property is Newham Leisure centre and Library, East Ham station is a 8/10 minute walk away or a short Bus ride and can get you in to London with ease, as there is both District and Hammersmith and City lines with trains coming and going at regular intervals. There is also Upton Park station which is also on the district line and Hammersmith and city line. Green street is a great shopping location and 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.

This ideal family home will sell quick so call now to view!

Council Tax Band: C
Council: Newham
Maximum Council Tax Fee Payable: £1,649.74

What the owner says...

We have loved living here, its a great location and the garage is a great addition for us.



Total area: approx. 80.8 sq. metres (869.6 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.
www.propertytics.co.uk
Plan produced using PlanUp.

Accommodation Ground Floor

Lounge

25' 11" x 12' 6" (7.90m x 3.81m)

Kitchen

9' 0" x 7' 7" (2.74m x 2.31m)

First Floor

Bedroom One

11' 2" x 10' 3" (3.40m x 3.12m)

Bedroom Two

12' 6" x 11' 3" (3.81m x 3.43m)

Wet Room

6' 2" x 5' 4" (1.88m x 1.63m)

W/C

4' 10" x 2' 7" (1.47m x 0.79m)

Garden 20ft (Approx)

