



2a Caulfield Road, East Ham, London. E6 2EJ.



PRICE  
£375,000  
To  
£400,000

### Transport Information

0.2 Miles to East Ham Station

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(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			

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.

- Two Bedrooms
- Double Glazing
- Fantastic Location
- Newly Renovated
- Upstairs Bathroom
- Chain Free!







## 2a Caulfield Road, East Ham, London. E6 2EJ.

Guide Price: £375,000 to £400,000 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.

Newly renovated house in a fantastic location in East Ham!

Located on the popular Burges Estate and just off High Street North is this modern two bedroom home.

You won't want to miss out on this home, with a through lounge to kitchen with fitted appliances, first floor bathroom and two double bedrooms.

The entrance is secluded and behind gates that you share with just three other properties with a paved courtyard to the front of the property.

Transport links are excellent throughout Newham with an abundance of stations. East Ham gives you both District, and Hammersmith and City Lines and at Manor Park you can jump on the Elizabeth Line and close by the property there are plenty of bus stops giving road access to Newham and surrounding areas.

Being off High Street North means that local amenities and big high street brands are close buy for all you shopping needs as well as the smaller more specific ethnic shops, if it's a big shopping spree that you have in mind, then Stratford's Westfield shopping centre is a bus ride or short car journey away.

Schooling is again close to the property with plenty of Primary and Secondary schools all with good Ofsted reports.

This great home is ideal for those looking for a fantastic location but won't hang around long so call now to view!

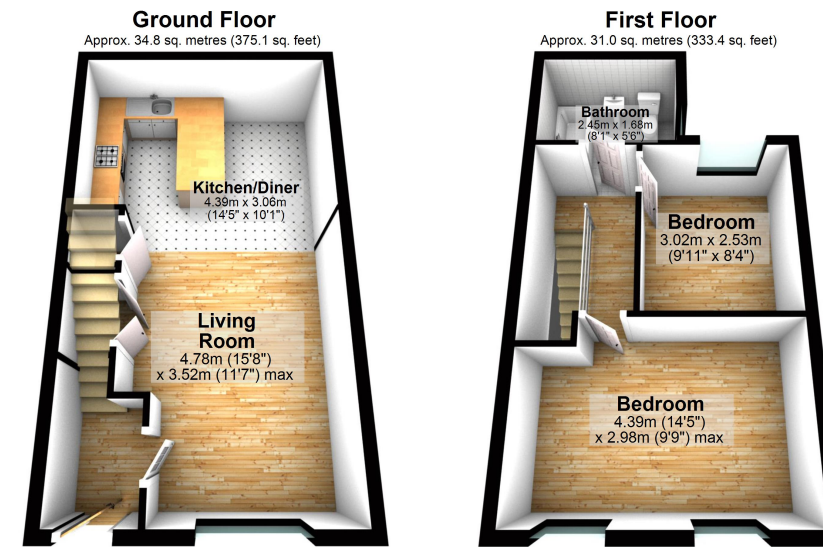
Council Tax Band: C

Council: Newham

Maximum Council Tax Fee Payable: £1,532.74  
196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W [astonfox.com](http://astonfox.com)

### What the owner says...

I've been very lucky with this property, it's secluded yet super close to everything.



Total area: approx. 65.8 sq. metres (708.4 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.

[www.propertytics.co.uk](http://www.propertytics.co.uk)  
Plan produced using PlanUp.

### Accommodation

#### Reception

25' 6" x 11' (7.77m x 3.35m)

#### Kitchen

14' x 9' 11" (4.27m x 3.02m)

#### 1st Floor

#### Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)

#### Bedroom One

14' x 9' 8" (4.27m x 2.95m)

#### Bedroom Two

9' 9" x 7' 10" (2.97m x 2.39m)

