



Transport Information

1 Mile to East Ham Station for the District and Hammersmith & City Lines which is a 24 minute walk, or a short bus ride. It is also the same distance from Beckton DLR.

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.

14 Sandford Road, East Ham. E6 3QJ.



PRICE
£475,000
To
£500,000

- **Four Bedroom Mid-Terraced House**
- **Two Reception Rooms**
- **Bathroom and W/C**
- **Just off High Street South**





14 Sandford Road, East Ham. E6 3QJ.

Guide Price: £475,000 to £500,000 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.

Aston Fox are pleased to offer for sale this four-bedroom mid-terraced house located just off High Street South. The property which is well presented and maintained throughout, boasts of a large lounge which is currently being used as an additional bedroom, second reception room, conservatory. w/c and utility room alongside the kitchen on the ground floor. Then upstairs you have two double bedrooms and a single bedroom, and a modern family bathroom. Then there is another double room on the second floor. Externally you have the well-stocked garden which the family have taken full advantage of all year around with sheds at the bottom.

Transport links are excellent, by road rail or bus. For rail East Ham station is a short walk 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 Barking Road and also on Vicarage Lane which is seconds away from the property.

With any property 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.

This spacious home will sell quickly so call today to book your viewing!

Council Tax Band: D

Council: Newham

What the owner says...

This has been a fantastic home for us, there is so much room and we absolutely love the conservatory and garden.



Accommodation

Reception One

14' 11" x 11' 10" (4.55m x 3.61m)

Reception Two

11' 10" x 11' 3" (3.61m x 3.43m)

Kitchen

8' 9" x 5' 11" (2.67m x 1.80m)

Utility Room

6' 8" x 5' 11" (2.03m x 1.80m)

W/C

6' 8" x 2' 3" (2.03m x 0.69m)

Conservatory

16' 11" x 7' 5" (5.16m x 2.26m)

Garden

26' 2" (7.98m)

1st Floor

Bedroom One

12' 2" x 11' 1" (3.71m x 3.38m)

Bedroom Two

11' 11" x 10' 1" (3.63m x 3.07m)

Bedroom Three

8' 6" x 6' 2" (2.59m x 1.88m)

Bathroom

6' 2" x 6' 1" (1.88m x 1.85m)

2nd Floor

Bedroom Four

13' 8" x 9' 11" (4.17m x 3.02m)