



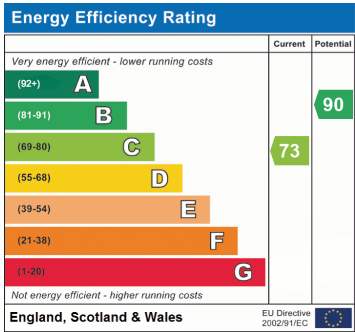
Outram Road, East Ham, London. E6 1JP.



PRICE  
£375,000  
To  
£400,000

Transport Information

0.2 Miles from East Ham Station



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 Double Bedrooms
- Large Open Plan Reception
- Private Courtyard
- Just off High Street North
- Great Investment Potential







## Outram Road, East Ham, London. E6 1JP.

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.

Perfectly located close to High Street North and East Ham Tube Station on this tree lined road is this two-bedroom end of terrace house.

The family home which has been well maintained by its current owners has an abundance of size and space throughout. On the first floor it boasts from a spacious open plan living area with fitted kitchen and a Juliette balcony. Then on the ground floor, you have the two double bedrooms, modern family bathroom and a cupboard/utility room under/behind the stairs.

Externally out enter the property through a secluded courtyard, providing ample space for a quite morning coffee, or a summer BBQ!

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 its 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 family home is ideal for the growing family but won't be around long so call now to view!

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

What the owner says...

This was a great home for us, the location is unbeatable. Ideal for a small family or as an investment.



Total area: approx. 53.7 sq. metres (577.9 sq. feet)  
Outram Road, East Ham

## Accommodation

### Bedroom One

13' 7" x 9' 9" (4.14m x 2.97m)

### Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

### Bedroom Two

12' 2" x 6' 8" (3.71m x 2.03m)

### Utility Room

9' 10" x 2' 10" (3.00m x 0.86m)

### Courtyard Garden

### 1st Floor

### Open Plan Kitchen / Reception Room

18' 6" x 13' 4" (5.64m x 4.06m)

