



## 3b Chester Road, Forest Gate. E7 8QT.

PRICE  
£325,000  
To  
£350,000



### Transport Information

0.5 Miles to East Ham Station for the District, and Hammersmith and City lines which is about 10 minute walk.

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>	76	76
(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.

- Three Bedroom Ground Floor Flat
- Large Private Garden
- Chain Free
- Off Street Parking





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Guide Price: £325,000 to £350,000 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.

Call now to arrange a viewing for this well-presented three-bedroom family home, located on this popular residential turning just off Katherine Road.

Internally the property boasts of a spacious hallway on entry which leads to a large open plan kitchen/reception room with access to the garden. The garden is almost 50ft and currently boasts a small patio area with pergola and several large sheds and is brimming with potential for a delightful, secluded retreat. Bedroom one has bay windows and is very spacious, bedrooms two and three are both double size and there is a fitted family bathroom and large storage closet. The property also benefits from a shared driveway.

The location is ideal for shops and local amenities and transport links in Newham are excellent, East Ham Station is just a short walk away and gives access to District and Hammersmith and City lines.

Bus stops are plentiful throughout Newham and road links are also good with A406 and A13 close by.

Schools are also good in Newham and within close proximity to the home there are both Primary and secondary schools, there are also plenty of outside spaces like Wanstead Flats and Plashet Park for the children to run free and enjoy the outdoors.

This lovely home will get a lot of attention and will sell quickly so call so to save disappointment.

Lease: Approx 108 Years

Ground Rent: £1,000 P/A

Service Charge: £1,000 P/A

Council Tax Band: C

### What the owner says...

We have loved living here, the flat is so spacious it feels like a house and you really can't beat having this enormous garden!



### Accommodation

#### Kitchen / Reception Room

21' 11" x 4' 10" (6.68m x 1.47m)

#### Bedroom One

13' 5" x 11' 5" (4.09m x 3.48m)

#### Bedroom Two

11' 5" x 8' 4" (3.48m x 2.54m)

#### Bedroom Three

9' 3" x 9' 2" (2.82m x 2.79m)

#### Bathroom

8' 11" x 4' 5" (2.72m x 1.35m)

#### Garden

48' (14.63m)