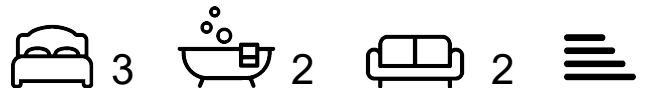




## Southend Road

East Ham, E6 2AL

Guide Price: Guide Price £460,000 - £480,000



- MID-TERRACE HOUSE
- TWO RECEPTIONS
- GROUND FLOOR SHOWER ROOM
- BURGESS ESTATE
- THREE BEDROOMS
- OPEN CONSERVATORY
- FIRST FLOOR BATHROOM
- LOCATED FOR EAST HAM STATION AND HIGH STREET

# Southend Road

East Ham, E6 2AL

Guide Price: £460,000 - £480,000



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Charming three-bedroom mid-terrace residence situated in the Burges Estate of East Ham. This thoughtfully designed abode boasts a delightful, light-filled ambiance throughout.

Upon entering, a generously sized bay window graces the reception area, bathing it in natural light. The adjacent second reception area seamlessly connects to the inviting kitchen, forming an ideal space for dining and entertaining. Stepping into the open conservatory, you'll find yourself in a serene oasis, surrounded by a lush green garden adorned with apple, pear, plum, and fig trees—perfect for enjoying the outdoors.

A spacious shower room completes the ground floor accommodations, providing convenience and comfort. Upstairs, the first-floor houses three cosy bedrooms and a well-appointed family bathroom.

Perfectly positioned for accessibility to East Ham Tube Station and the vibrant High Street, where an enticing array of retail shops, eateries, boutiques, and restaurants await your exploration.

## RECEPTION ONE

15'7" x 11'11" (4.75m x 3.63m)

Double glazed bay window to front, wall mounted radiator, laminated flooring.

## RECEPTION TWO

14'1" x 10'4" (4.29m x 3.15m)

Laminated flooring, wall mounted radiator, opens into kitchen/diner.

## KITCHEN/DINER

15'10" x 10' (4.83m x 3.05m)

Range of wall and base units, roll top work surface, sink and drainer, tiled splash backs, tiled flooring, double glazed window to rear, door leading into conservatory.

## OPEN CONSERVATORY

Patio paved, open into garden.

## BATHROOM

8' x 6'5" (2.44m x 1.96m)

Comprising of shower cubicle, low level w.c, wash hand basin in vanity unit, part tiled walls, tiled flooring, wall mounted radiator.

## GARDEN

Mainly laid to lawn, plants and shrubberies to sides, with apple, pears, plum and fig trees, shed to rear.

## FIRST FLOOR

### BEDROOM ONE

12'11" x 10'11" (3.94m x 3.33m)

Double glazed window to front, laminated flooring, wall mounted radiator.

### BEDROOM TWO

12'4" x 11'7" (3.76m x 3.53m)

Double glazed window to rear, laminated flooring, wall mounted radiator.

### BEDROOM THREE

8'2" x 5'11" (2.49m x 1.80m)

Double glazed window to front, laminated flooring, wall mounted radiator.

## BATHROOM

8'3" x 5'9" (2.51m x 1.75m)

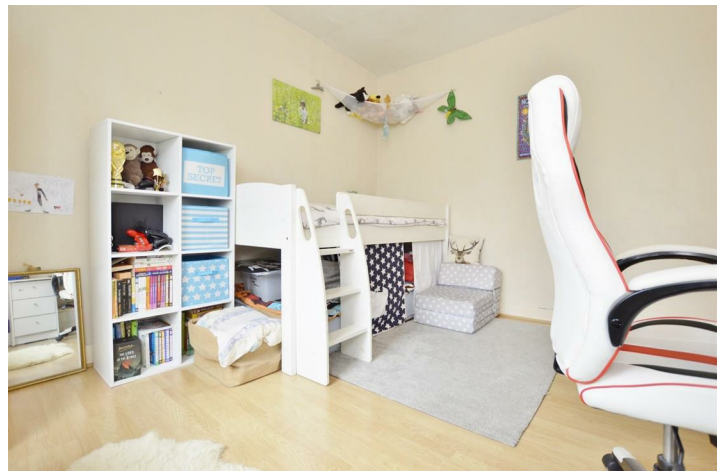
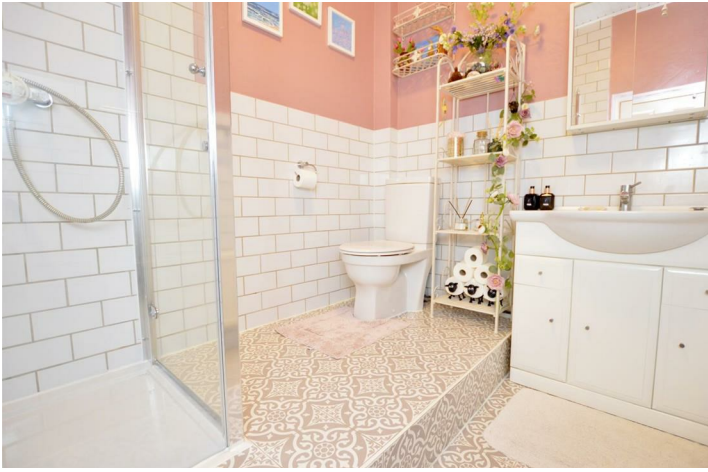
Comprising of panelled bath, low level w.c, wash hand basin in vanity unit, wall mounted radiator, fully tiled walls and flooring, double glazed window to rear.

# Floorplan




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Graph

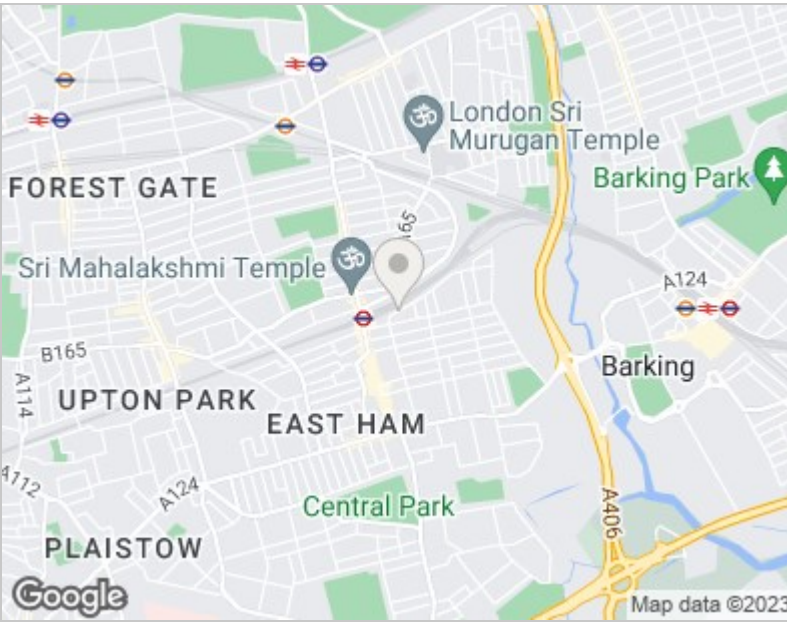
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

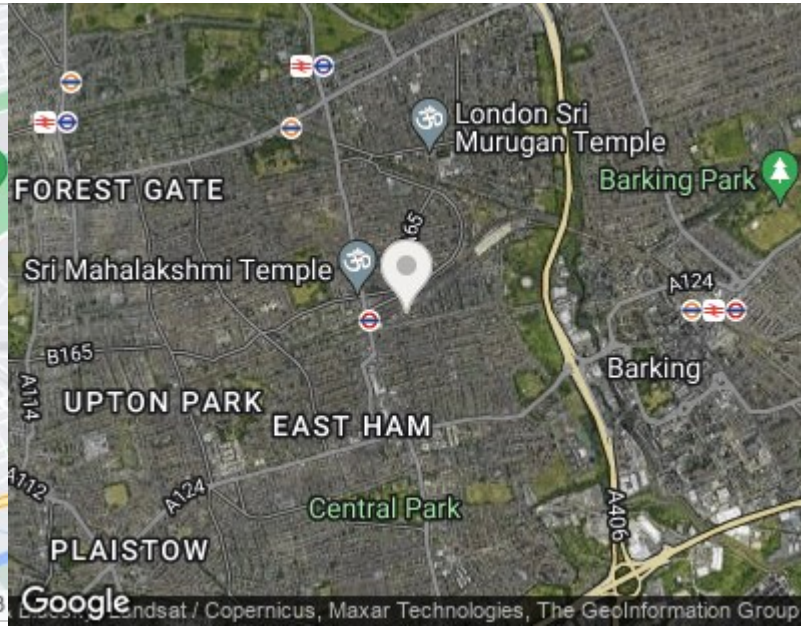
## Viewing

Please contact our Hunters Plaistow Office on 0207 474 2345 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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