



**HUNTERS**<sup>®</sup>  
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Boundary Road, Plaistow, London, E13 9QF

Guide Price: £475,000 - £490,000



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We are thrilled to present this meticulously refurbished three-bedroom residence spanning two levels, brought to you by Hunters. This property features a distinct reception area and a luminous, expansive open-plan kitchen and dining space, ideal for both culinary pursuits and hosting gatherings. The kitchen seamlessly transitions to a serene 50ft garden, offering an oasis of tranquility.

Upstairs, discover a fully renovated bathroom, providing a serene sanctuary, alongside three well-appointed bedrooms. Situated conveniently near Upton Park and Plaistow Station, as well as Prince Regents DLR and Custom House (Elizabeth line), this location offers effortless access to the A13 thoroughfare. Perfectly positioned for proximity to the esteemed Brampton Manor High School and a plethora of amenities, this property is available without any chain involvement.

#### LOUNGE

13'10" x 9'11"

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

#### KITCHEN/DINER

15'4" x 12'2"

Range of wall and base units, roll top work surface, sink and drainer, integrated oven and hob with extractor hood above, storage cupboard, wall mounted radiator, laminated flooring, double glazed window and door to rear.

#### REAR GARDEN

50'

Concrete paved area to front and middle, lawn area to sides.

#### FIRST FLOOR

##### BEDROOM ONE

14' x 9'4"

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

##### BEDROOM TWO

14' x 9'4"

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

##### BEDROOM THREE

10'10" x 5'9"

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

#### BATHROOM

7'6" x 5'4"

Three piece suite comprising of panelled bath with mixer tap and shower attachment, wash hand basin, low level w.c, fully tiled walls and floor, double glazed window to rear,

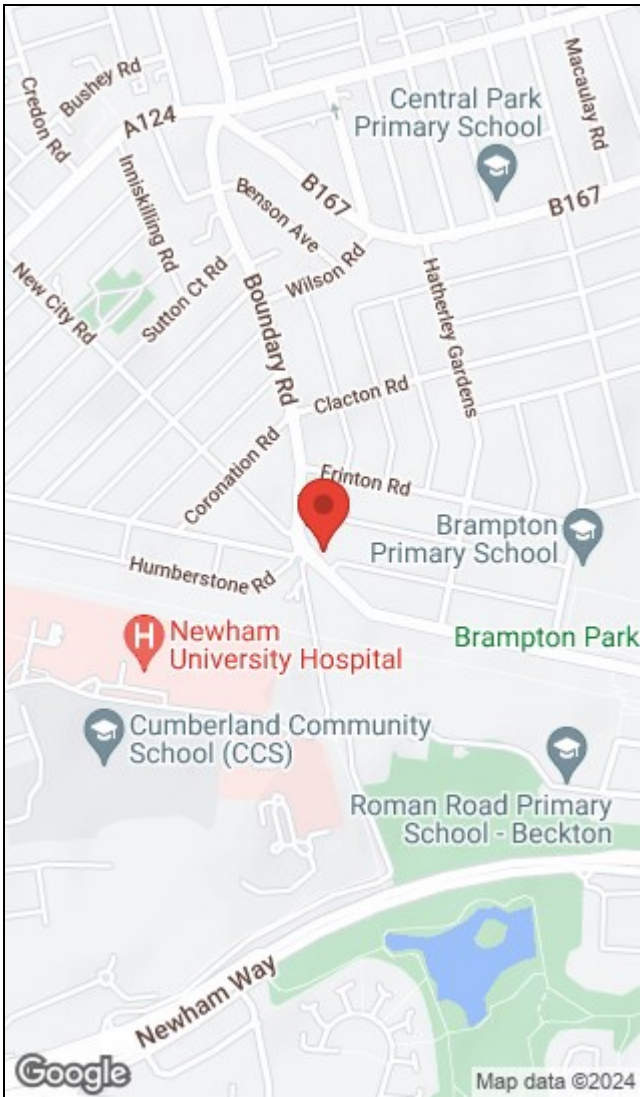
## KEY FEATURES

- MID-TERRACE HOUSE
- THREE BEDROOMS
  - LOUNGE
  - KITCHEN/DINER
- FIRST FLOOR BATHROOM
- 50FT REAR GARDEN
- LOCATED FOR UPTON PARK AND PLAISTOW STATIONS
- PRINCE REGENTS DLR AND CUSTOM HOUSE ELIZABETH LINE
- EASY ACCESS TO A13
- NO ONWARD CHAIN









Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345  
 plaistow@hunters.com | www.hunters.com



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