



HUNTERS[®]

HERE TO GET *you* THERE

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Monega Road, Forest Gate, London, E7 8ER

Guide Price: Guide Price £525,000 - £550,000

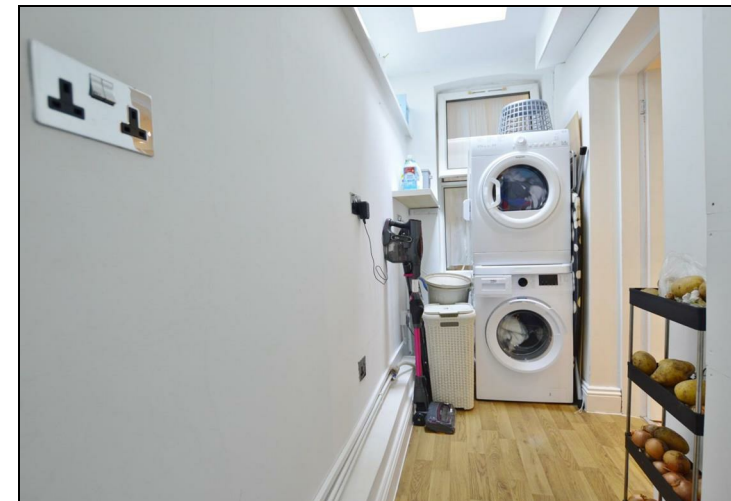


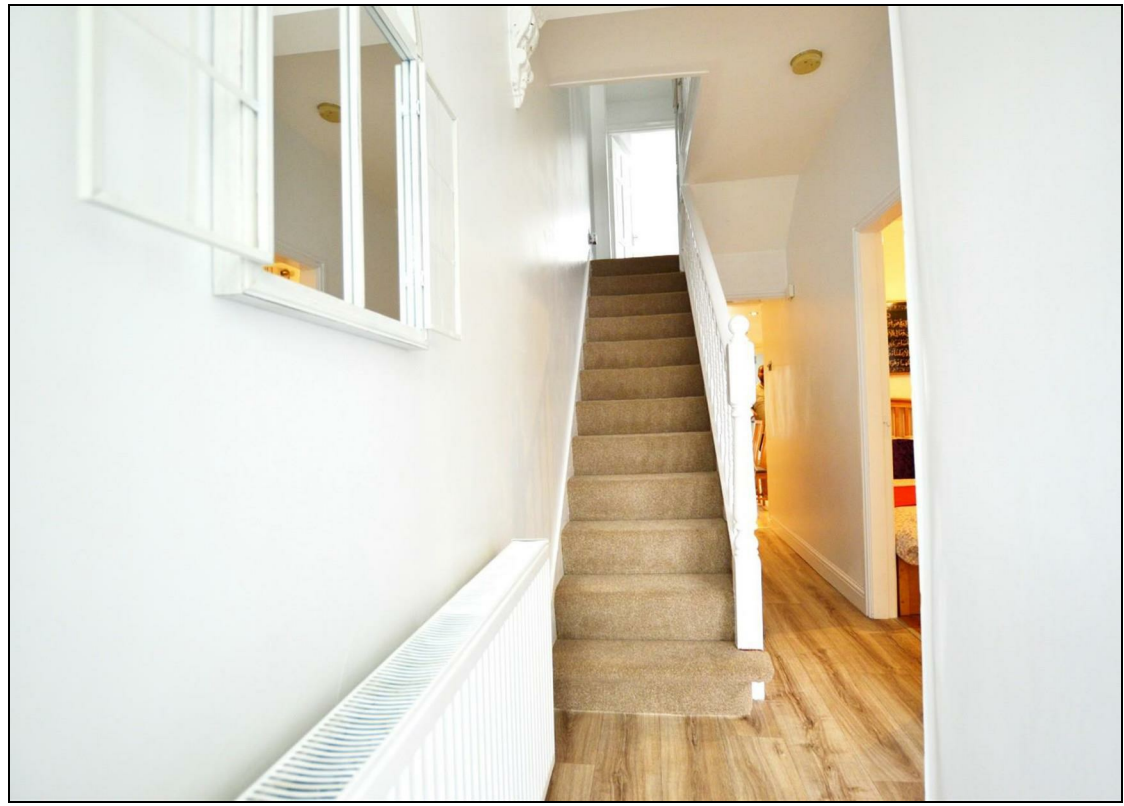
GUIDE PRICE £525,000-£550,000. A warm and welcoming ambience runs throughout this wonderful family home. Situated on this sought after treelined turning, this large family home has plenty of living accommodation. Starting on the ground floor the property boast from two large and well presented reception rooms, a further dining room which leads onto a lovely fitted kitchen. A ground floor shower room has thoughtfully been installed with modern fittings. The first floor accommodation, doesn't disappoint either, The property enjoys three double bedrooms with an additional first floor bathroom, there is a large loft space which could easily be converted (STP), which could give this already large home even more space. Proximity to Upton Park, East Ham and Forest Gate station (Elizabeth Line) are all within easy reach, as well as the busy shopping parade of Green Street is also with walking distance. An internal viewing is high recommended.

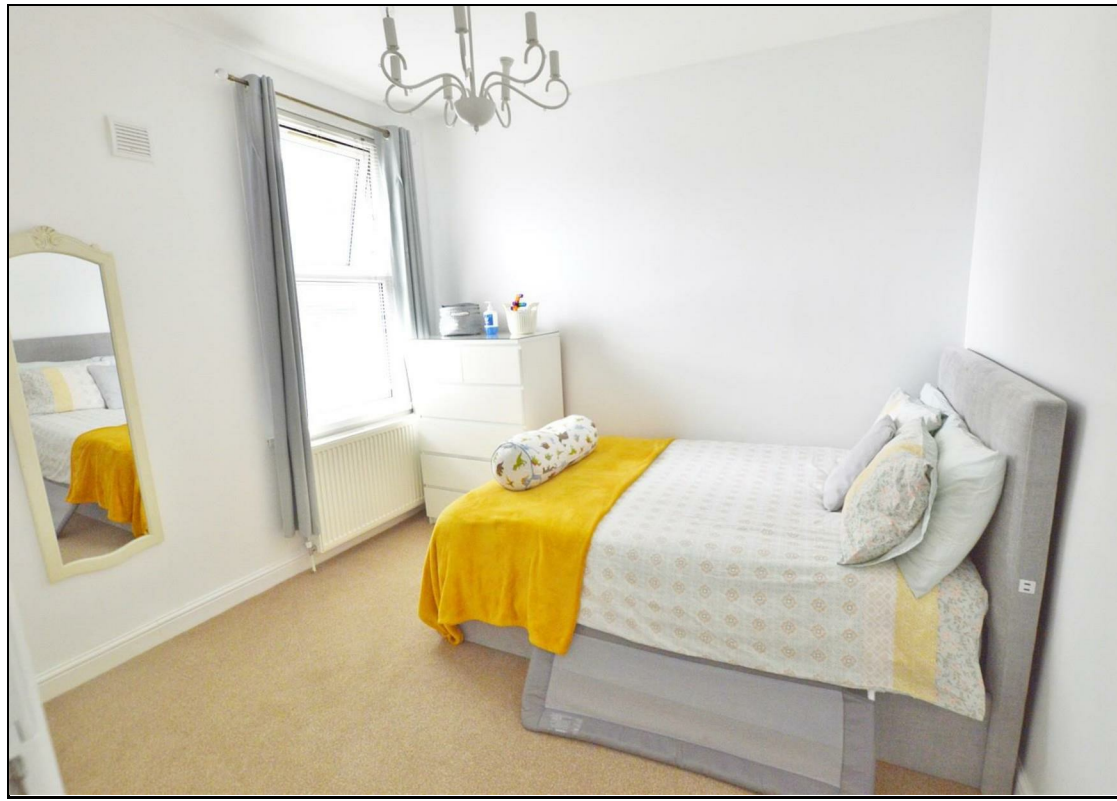


KEY FEATURES

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & DINING ROOM
 - LARGE GARDEN
- GROUND FLOOR SHOWER ROOM
- DESIRABLE TURNING NEAR GREEN STREET
- EASY REACH OF UPTON PARK UNDERGROUND
 - FIRST FLOOR BATHROOM



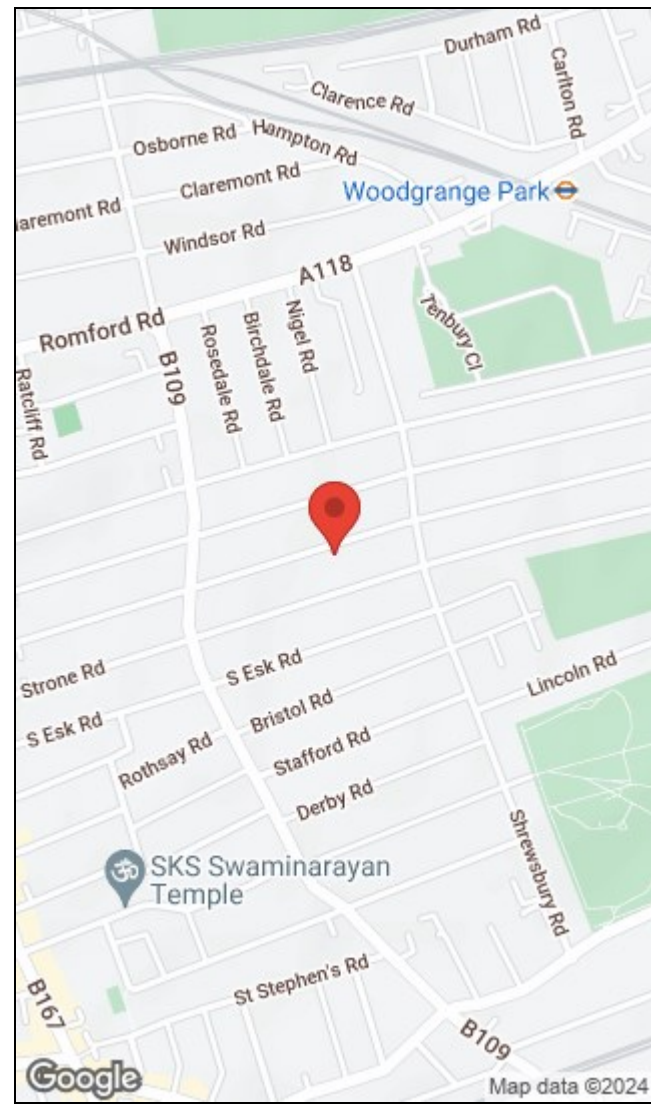






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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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. Made with Monopix 02024.



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

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



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