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# Chardwell Close, Beckton, London, E6 5RR

## Asking Price £475,000



Rarely available within this peaceful cul-de-sac, is this wonderful Detached residential home. This imposing dwelling is arranged over two levels, which boast exceptional room sizes throughout. The ground floor enjoys a large living room with windows to both front and side aspects, there is a further open plan dining room which opens onto the kitchen, and a patio door leading out to the private garden. The first floor accommodates three well proportioned bedrooms and bathroom. Furthermore, the property comes with it's own private detached garage, and a lovely front garden. Accessibility to public transport is handy, with Beckton and Prince Regents DLR are located moments away. London City Airport, The Excel and a number of parks are also within easy reach.

#### ENTRANCE

Large front garden leading to front door.

#### HALLWAY

Carpet flooring, wall mounted radiator, stairs to first floor.

#### LOUNGE

14'7" x 11'3"

Double glazed window to front, further window to side, wall mounted radiator, carpet flooring, power points.

#### KITCHEN/DINING ROOM

14'5" x 11'5"

Double glazed window to front and rear, wall and base units, roll top work surface, sink and drainer, storage cupboard, power points.

#### LANDING

Carpet flooring, loft hatch, power points, cupboard housing boiler.

#### BEDROOM ONE

11'7" x 8'5"

Double glazed window to rear, wall mounted radiator, fitted cupboards, power points, cupboard housing water tank.

#### BEDROOM TWO

11'5" x 8'5"

Double glazed window to front, built in cupboards, wall mounted radiator, power points.

#### BEDROOM THREE

8'5" x 5'11"

Double glazed window to rear, fitted wardrobes, wall mounted radiator, power points.

#### BATHROOM

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

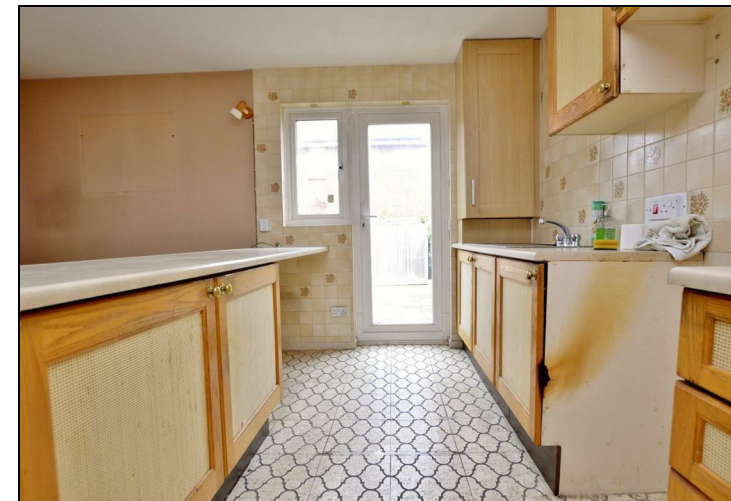
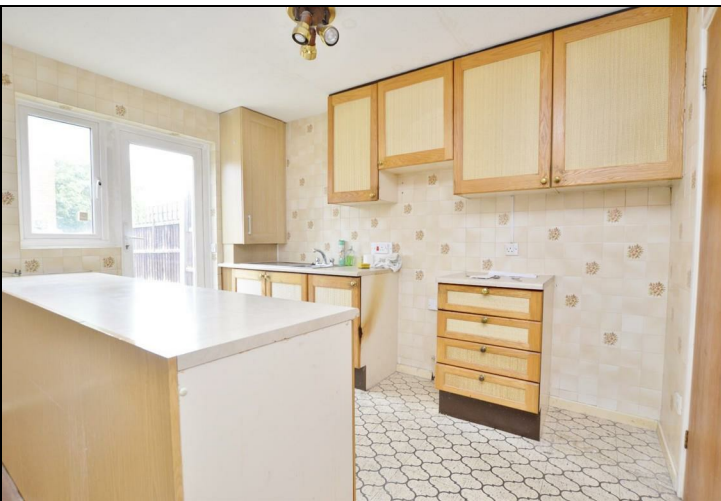
#### REAR GARDEN

Paved patio garden, fence surround, side gate access.



## KEY FEATURES

- THREE BEDROOMS
- DETACHED PROPERTY
- SEPERATE ALLOCATED GARAGE
- LARGE FRONT GARDEN
- NO ONWARD CHAIN
- EASY REACH OF BECTON DLR & CITY AIRPORT
- MOMENTS AWAY FROM BECTON RETAIL PARK
- OWN GARDEN WITH SIDE ACCESS











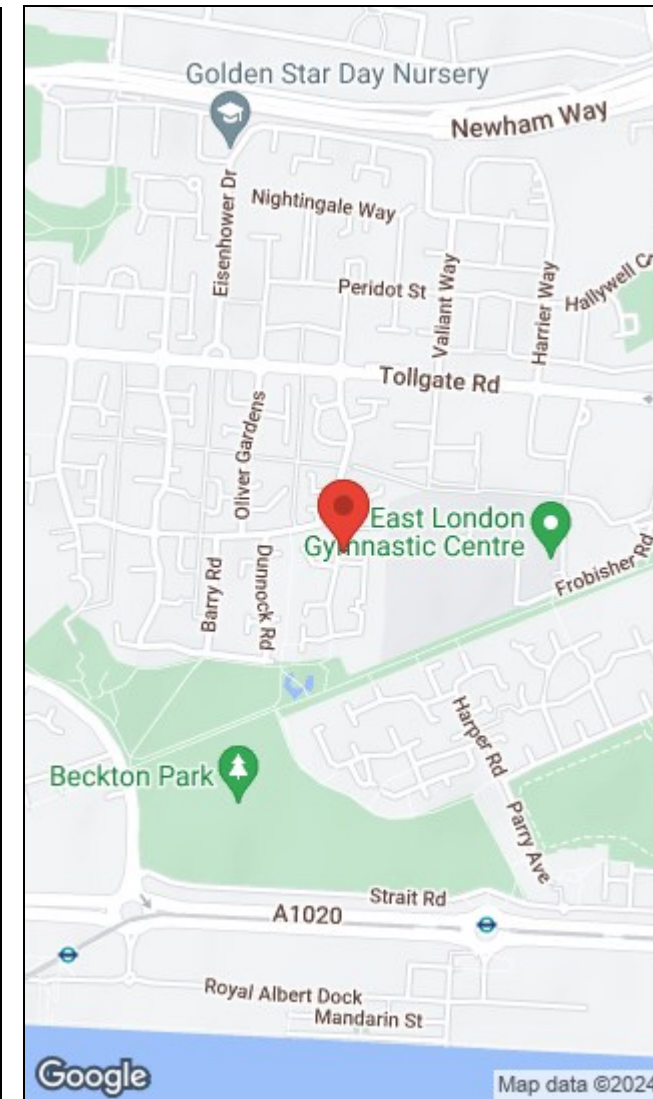


GROUND FLOOR

1ST FLOOR



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 Rating	
	Potential
Very energy efficient - lower running costs	
(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>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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