



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

**Wakerley Close, Beckton, London, E6 5PS**

Guide Price: £490,000 - £510,000

Hunters is thrilled to present this charming three-bedroom detached house nestled in a tranquil cul-de-sac on Wakerley Close. This delightful property offers an ideal blend of comfort and convenience, making it the perfect home for families and professionals alike.

Location is key, and this home does not disappoint. Just a short stroll away, you'll find Beckton Park DLR, ensuring seamless connectivity to the wider city. Additionally, multiple local bus routes provide easy access to East Ham, Stratford, and Canning Town, making your daily commute and weekend outings a breeze.

For your everyday shopping needs, you'll appreciate the close proximity to ASDA, Lidl and Sainsburys supermarkets, making grocery runs quick and convenient. You are also spoilt with many larger retail parks in proximity - Galleons Reach, Becton Triangle and Beckton Retail Park.

The house itself boasts gas central heating and is fully double-glazed, ensuring warmth and energy efficiency year-round. The spacious garage and off-street parking accommodate up to two cars, a rare find in the area.

Step into the generously sized living area, an inviting space designed to offer the perfect balance of relaxation and entertainment. Whether you're hosting a lively gathering of friends or enjoying a quiet evening in, this expansive room provides ample space to accommodate all your needs and activities.

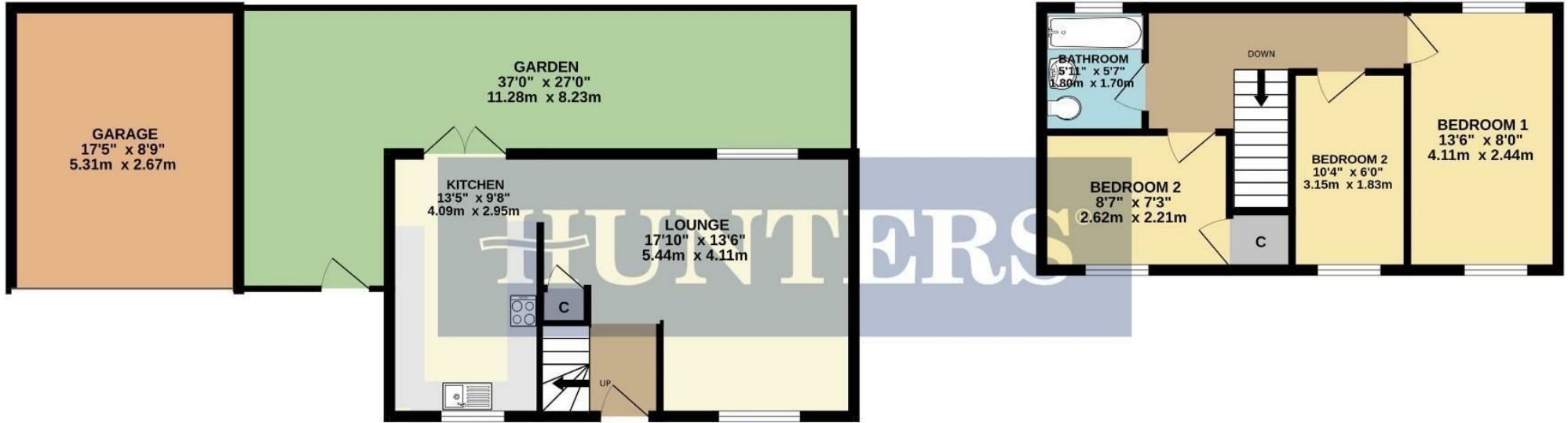
The property also boasts a beautifully fitted kitchen, complete with integrated appliances that blend seamlessly with the modern design. The highlight of this culinary haven is the exquisite stone worktop, which not only adds a touch of elegance but also offers durability and practicality for all your cooking endeavors. This well-appointed kitchen is sure to inspire the chef in you, making meal preparation an absolute pleasure.

Indulge in the luxurious features of this home, where every detail has been thoughtfully designed to enhance your living experience. Contact us today to arrange a viewing and discover the full potential of this exceptional property.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**HALLWAY**

Laminated flooring, stairs leading to first floor, door to lounge.

**LOUNGE**

17'10" x 13'6"

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

**KITCHEN**

13'5" x 9'8"

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

**GARDEN**

37' x 27'

Part paved, part lawn area, side access to garden and for parking.

**FIRST FLOOR****BEDROOM ONE**

13'6" x 8'

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

**BEDROOM TWO**

10'4" x 6'

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

**BEDROOM THREE**

8'7" x 7'3"

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

**BATHROOM**

5'11" x 5'7"

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

**GARAGE**

17'5" x 8'9"

Up and over door.

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. 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.





