



HUNTERS[®]

HERE TO GET *you* THERE

Gautrey Square, Beckton, London, E6 5PR

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Guide Price £425,000 - £460,000

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Nestled within a tranquil estate, this delightful three-bedroom terrace home is a perfect blend of charm and functionality. As you step inside, you'll be welcomed by a spacious and inviting reception room, ideal for both relaxing and entertaining. The separate, well-appointed kitchen is perfect for culinary enthusiasts, offering plenty of space to cook up your favourite meals.

The property features three generously sized bedrooms, each providing a cosy and comfortable retreat. The private garden is a standout feature, offering a serene outdoor space for relaxation, gardening, or hosting friends and family. Additionally, the convenience of off-street parking ensures you always have a secure place for your vehicle.

This home is perfectly positioned in a fantastic location on a peaceful estate, providing a sense of community and tranquillity. Despite its quiet setting, it is conveniently close to a range of local amenities and excellent transport links in Beckton. You'll enjoy easy access to shopping with various retails parks such as Galleons Reach, Beckton Triangle, dining, and entertainment options, as well as beautiful green spaces for outdoor activities. The area is also known for its highly regarded schools, making it an ideal choice for families.

Discover the perfect blend of serene living and modern convenience in this charming three-bedroom terrace home. Contact us today to arrange a viewing and experience all that this wonderful property has to offer. Being offered chain free.

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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 Metropack 5/2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOUNGE/DINER

24'11" x 14'9"

Double glazed square bay window to front, further double glazed window to rear, wall mounted radiator, carpet flooring, stairs leading to first floor.

KITCHEN

9'3" x 6'9"

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

REAR GARDEN**FIRST FLOOR****BEDROOM ONE**

13'7" x 8'8"

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

BEDROOM TWO

11'4" x 8'7"

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

BEDROOM THREE

7'7" x 5'10"

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

BATHROOM

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.

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.









