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Haig Road West, Plaistow, London, E13 9LJ

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Guide Price £600,000 - £630,000

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This mid-terraced townhouse is located on the popular New City Estate, just moments away from Plaistow train station, nearby schools, and local shopping amenities. The property features spacious accommodation, including a bright and airy through lounge with access to rear garden, a delightful fitted kitchen and ground floor shower room/w.c. The first floor boasts three spacious bedrooms, while the top floor has two additional bedrooms. and a bathroom Additional features include a brick-built shed at the rear and a front drive for two cars. To fully appreciate the property, an internal viewing is a must.

Public transport links include Plaistow Underground station (Circle Line, District line, Hammersmith & City line), along with local bus routes. Road connections include the North Circular Road (A406), A12, and A13. Local shopping amenities are available in Plaistow and at Gateway Retail Park. Recreational spaces can be found at Plaistow Park and Upperton Road West Park, while Newham University Hospital is also nearby.

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LOUNGE

28'5" x 8'2" widening to 8'10"

Double glazed window to front and rear, double glazed door leading onto rear garden, wall mounted radiator, laminated flooring.

KITCHEN

10'5" x 6'7"

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

GROUND FLOOR SHOWER ROOM/WC

4'9" x 3'4"

Low level w.c, shower cubicle.

GARDEN

Part paved, concrete area, shed to rear.

SHED

16'11" x 8'2"

Double glazed door and window.

FIRST FLOOR**BEDROOM ONE**

20'1" x 16'2" narr to 8'10"

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

BEDROOM TWO

15'4" x 7'

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

SECOND FLOOR**BEDROOM THREE**

12'9" x 9'9"

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

BEDROOM FOUR

14'4" x 8'11"

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

BEDROOM FIVE

11'9" x 6'11"

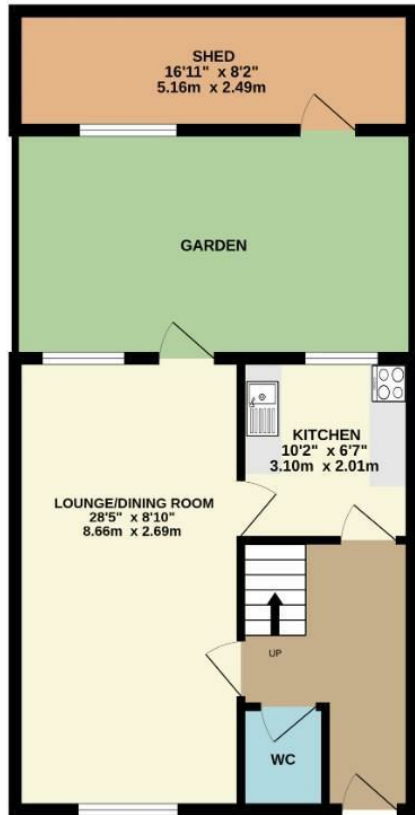
Double glazed window to rear, laminated flooring, wall mounted radiator.

BATHROOM

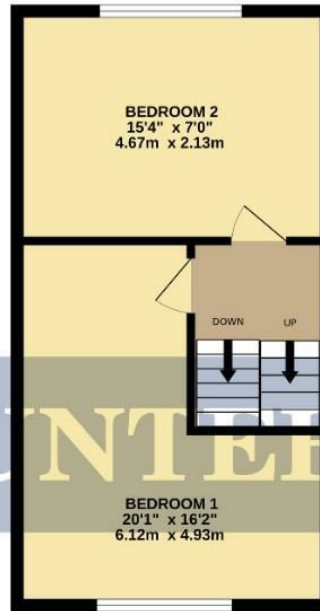
6'6" x 5'7"

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

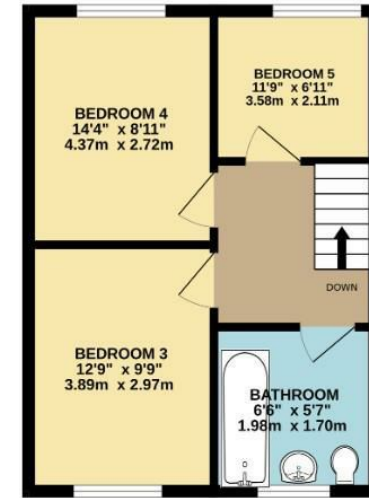
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





