



HUNTERS[®]

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1 marsh Lane, Plaistow, London, E13 9NG | Guide Price: Guide Price £260,000 - £300,000
Call us today on 0207 474 2345



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

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.

Guide Price: £260,000 - £280,000
Nestled on the charming Tunmarsh Lane in Plaistow, this delightful ground floor flat presents an excellent opportunity for both first-time buyers and savvy investors. Boasting two well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect space for relaxation or entertaining guests.

One of the standout features of this flat is its private garden, providing a outdoor retreat where you can enjoy fresh air and sunshine. Whether you wish to cultivate your own plants or simply unwind with a book, this garden space is a true asset.

Convenience is key, as this property is situated in close proximity to public transport links, making commuting a breeze. Additionally, nearby parks and the Greenway offer lovely green spaces for leisurely strolls or outdoor activities, enhancing the overall appeal of the location.

An internal viewing is highly recommend to admire the property on offer.

ENTRANCE

Front door to hallway.

HALLWAY

Laminated wood effect flooring, understairs storage.

LIVING/KITCHEN AREA

20'3" x 9'
Wall and base units, roll top work surface, sink and drainer, integrated cooker with extractor hood above, separate wall mounted oven, cupboard housing boiler, wall mounted radiator, double glazed window to side, skylight window, door to rear garden.

BEDROOM ONE

12'4" x 10'8"
Double glazed window to front, laminated wood effect flooring, wall mounted radiator, power points.

BEDROOM TWO

12' x 8'1"
Double glazed patio doors to private garden, laminated wood effect flooring, wall mounted radiator, power points.

BATHROOM

Three piece suite comprising of panelled bath with mixer tap and shower attachment, low level w.,c, wash basin in vanity unit, cupboard, tiling flooring, double glazed window to front.

REAR GARDEN

46'3"
Part decked with artificial lawn, fence surround and side gate.

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.

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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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.

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