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Ladysmith Avenue, Canning Town, London, E16 4NR

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Guide Price £490,000 - £510,000

GUIDE PRICE £490,000-£510,000. Nestled on the charming Ladysmith Road in Canning Town, this stunning Terraced house presents an exceptional opportunity for both families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, while the stylish white gloss kitchen, complete with elegant granite worktops, is sure to impress any one that enjoys cooking.

The first-floor bathroom is thoughtfully designed, providing both functionality and modern aesthetics. One of the standout features of this home is the delightful summer room, which seamlessly connects to a private and secluded garden, ideal for enjoying the outdoors in peace.

Conveniently located, this property is within easy reach of several public transport links, including West Ham, Canning Town, and Custom House stations, making commuting a breeze. With no onward chain, this home is ready for you to move in and make it your own.

Whether you are looking for a family home or a stylish retreat in the heart of London, this three-bedroom end-terrace house on Ladysmith Road is a must-see. Don't miss the chance to explore this wonderful property and envision your future in this vibrant community.

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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	59 D	
39-54	E		
21-38	F		
1-20	G		

THROUGH LOUNGE

24'8" x 11'2"

Double glazed bay window to front, door to rear leading out to garden, large tile flooring, wall mounted radiator, power points, ceiling spotlights, built in cupboard space.

KITCHEN

9'1" x 8'8"

Stylish handleless gloss white kitchen with granite work surface incorporating sink and drainer, five burner gas hob, tiled flooring, brick effect wall tiles, double glazed window to side, integrated appliances including dishwasher, washing machine, fridge/freezer, ceiling spotlights.

CONSERVATORY

9'4" x 7'9"

Double glazed window to rear with door to rear garden, tiled flooring, wall mounted radiator, power points.

REAR GARDEN

Patio paved garden with lawn area, raised flower beds, with fence and shrubs to rear.

FIRST FLOOR LANDING

Access to all first floor rooms and loft hatch, wood effect flooring.

BEDROOM ONE

14'1" x 9'7"

Double glazed window to front, wall mounted radiator, wood flooring, power points, ceiling spotlights, hung downlight, built in wardrobe.

BEDROOM TWO

8'8" x 6'10"

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

BEDROOM THREE

9'3" x 8'11"

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

BATHROOM

8'9" x 4'11"

Comprising of large shower cubicle, floating sink with mixer taps, low level w.c, tiled walls and flooring.

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.









