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Sandford Road, East Ham, London, E6 3PX

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Guide Price £440,000 - £460,000

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Nestled on the charming Sandford Road in East Ham, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting lounge provides a warm atmosphere for relaxation, while the kitchen is well-equipped for culinary adventures.

This home boasts two sun rooms, allowing for an abundance of natural light and a lovely space to enjoy the outdoors from the comfort of your home. The ground floor also features a convenient W.C., while the first floor is home to a well-appointed bathroom, ensuring practicality for everyday living.

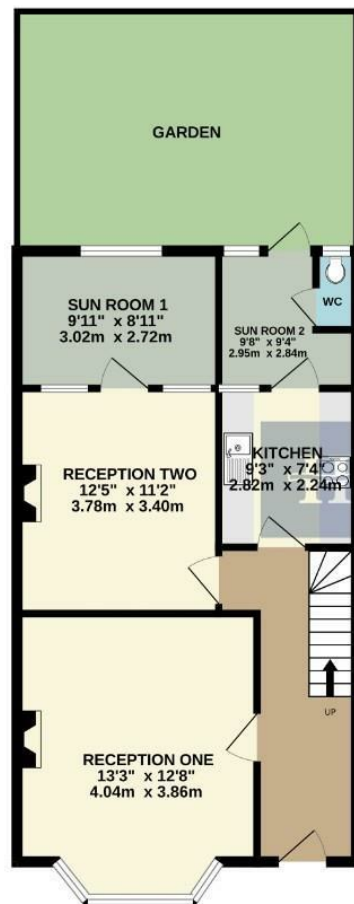
The rear garden is a wonderful addition, providing a private outdoor retreat for gardening, entertaining, or simply unwinding after a long day. The location is superb, with East Ham station just a short distance away, offering excellent transport links for commuting. Local bus routes further enhance accessibility, making it easy to explore the surrounding areas.

Residents will appreciate the proximity to a variety of shops and amenities, catering to all your daily needs. Families will be particularly pleased to know that Brampton Primary and Brampton Manor schools are nearby, both of which have received outstanding ratings from Ofsted, ensuring a high standard of education for children.

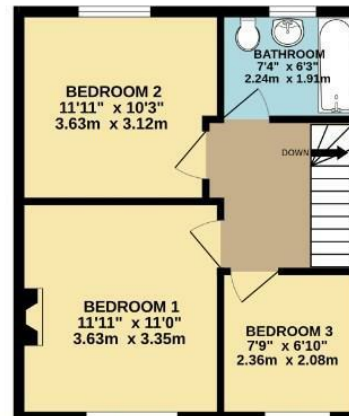
This property on Sandford Road is not just a house; it is a wonderful opportunity to create a home in a vibrant community. With its spacious layout and excellent local facilities, it is sure to attract interest from a range of buyers. Don't miss the chance to make this charming residence your own.

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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 misstatement. 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 Metropix 10/2025

RECEPTION ONE

13'3" x 12'8"

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

RECEPTION TWO

12'5" x 11'2"

Laminated flooring, wall mounted radiator, door to sun room.

KITCHEN

9'3" x 7'4"

Range of wall and base units, roll top work surface, sink and drainer, hop with exactor hood above, wall mounted oven, tiled splash backs, door into sun room.

SUN ROOM ONE

9'11" x 8'11"

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

SUN ROOM TWO

9'8" x 9'4"

GROUND FLOOR W.C

5'11" x 1'1"

REAR GARDEN

30'

FIRST FLOOR**BEDROOM ONE**

11'11" x 11'

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

BEDROOM TWO

11'11" x 10'3"

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

BEDROOM THREE

7'9" x 6'10"

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

BATHROOM

6'3" x 7'4"

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

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.





