



CHURCHILL
estates

Henniker Gardens, East Ham

£420,000

Tenure: Freehold

Floor Area: 795.00 sq ft

Local Authority: Newham


Council Tax Band: C

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	19	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





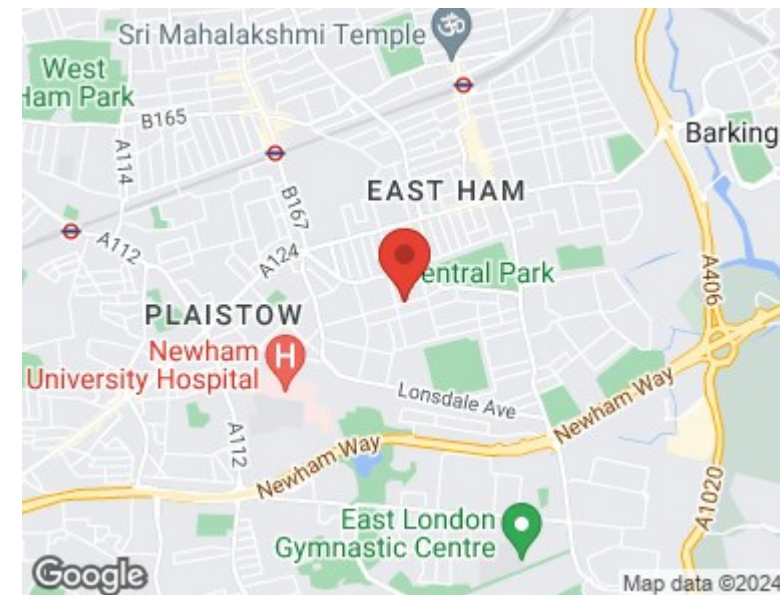


Offered on a Chain Free Basis is this Older Style Three Bedroom Family House which offers an excellent modernisation opportunity.

Being located in this popular location within close proximity of Central Parke, whilst also being accessible to Stations, Schools and Shopping facilities, the property will make a Family a Great Home.

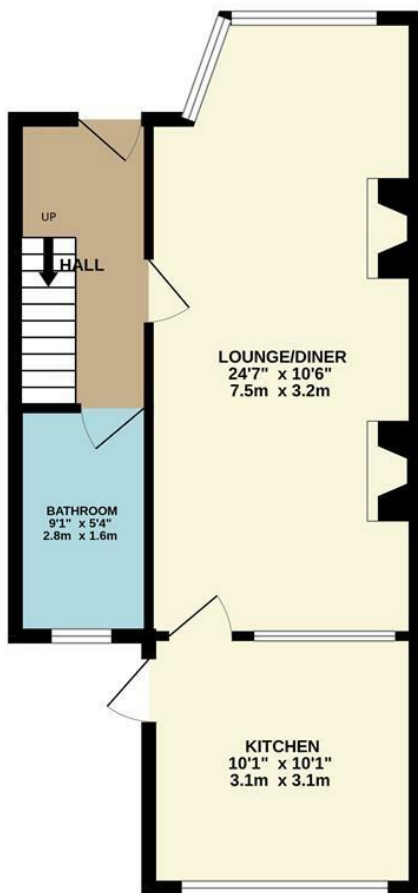
The property which presently has accommodation arranged over two floors offers, to the ground floor a sizable Through Lounge with 10ft sq extended kitchen to the rear, there is also a spacious bathroom accessed from the entrance hall as well as small cellar with restricted head height, whilst to the first floor there are 3 bedrooms.

Not one to miss out on, call now to book your appointment to view.

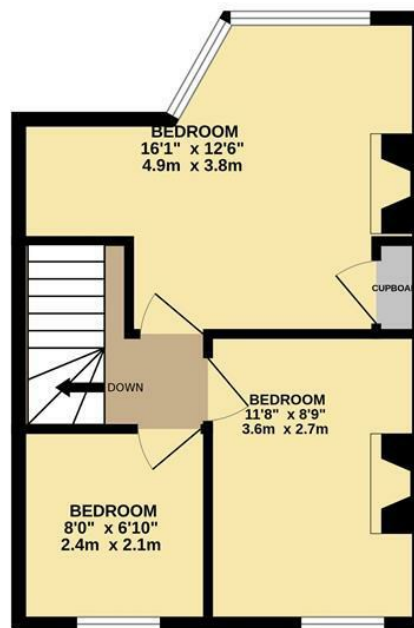




GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.8 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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Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**