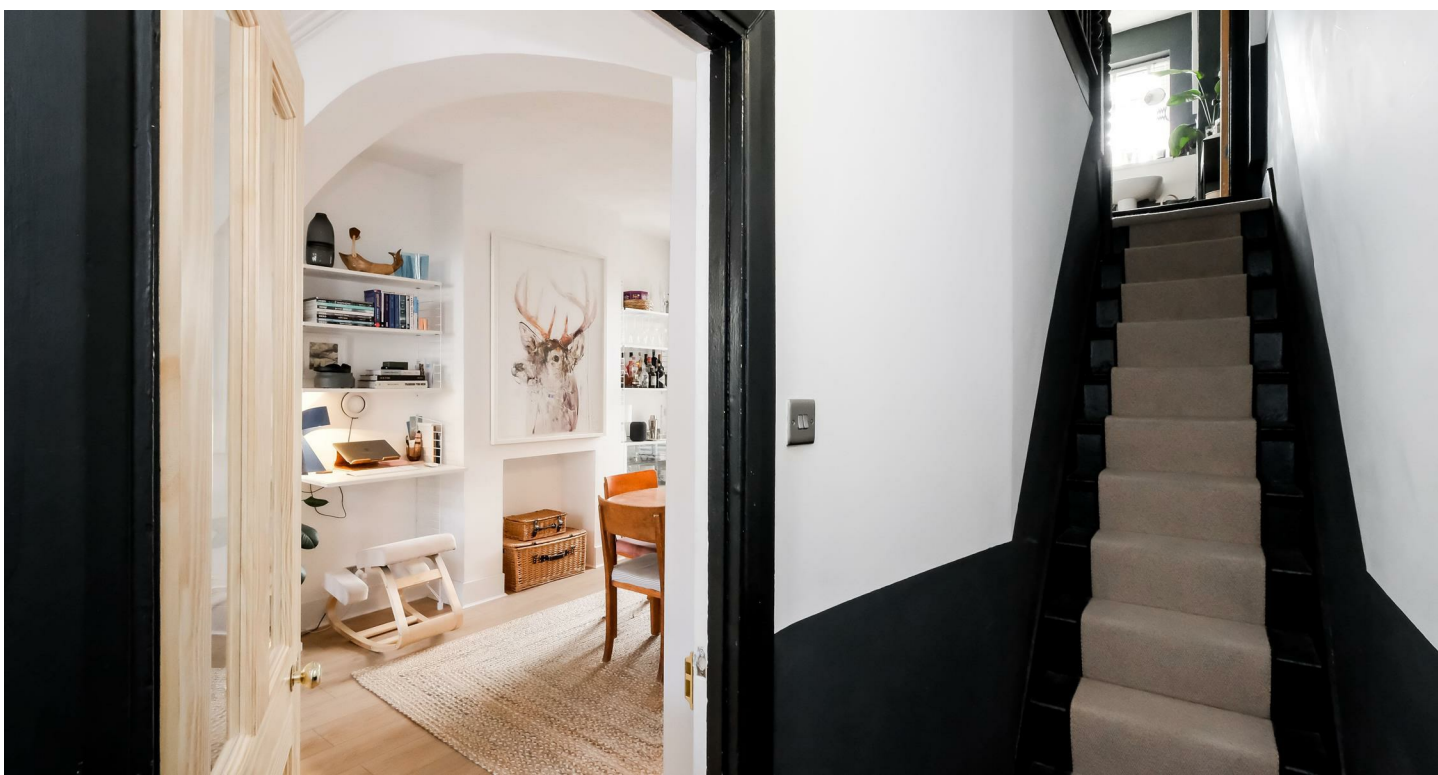




**CHURCHILL**  
estates





# Charlemont Road, East Ham

Guide Price   £450,000

Tenure : Freehold

Floor Area : 869.00 sq ft

Local Authority : Newham


Council Tax Band : C

Bedrooms : 2

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Guide price £450,000-£475,000. This delightful terraced house offers a perfect blend of character and comfort, having been the subject of extensive refurbishment by the present vendor, including a new gas central heating system, rewiring and underfloor insulation. With its older architecture, the property exudes a sense of history while providing a warm and inviting atmosphere.

Upon approaching the property, you are greeted by an original tiled pathway leading to the secure double glazed entrance door with its feature coloured glass insets, beyond is the entrance hall giving access to the bright and spacious double reception room with its feature log burner, being ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The natural light that floods through the windows enhances the welcoming ambiance, making it a perfect place to unwind after a long day. beyond the dining area, is the stunning fitted kitchen, cloakroom/wc and lawned rear garden.

To the first floor, there are two well-proportioned bedrooms, providing ample space for rest and rejuvenation. Each room offers a peaceful retreat, ensuring a good night's sleep. The layout is thoughtfully designed, making the most of the available space while maintaining a sense of privacy. Completing this charming home is a spacious first floor bathroom, designed for both functionality and comfort. It serves as a convenient space for your daily routines.

The property benefits from a vibrant community and excellent local amenities, Ofsted rated 'Excellent' schools and easy access to transport links as well as City Airport, making it an ideal choice for both families and professionals alike.

In summary, this terraced house on Charlemont Road presents a wonderful opportunity for those seeking a home with character whilst benefitting from modern comforts, Its combination of spacious reception areas, well appointed kitchen, comfortable bedrooms, and a generous bathroom makes it a must-see for potential buyers.



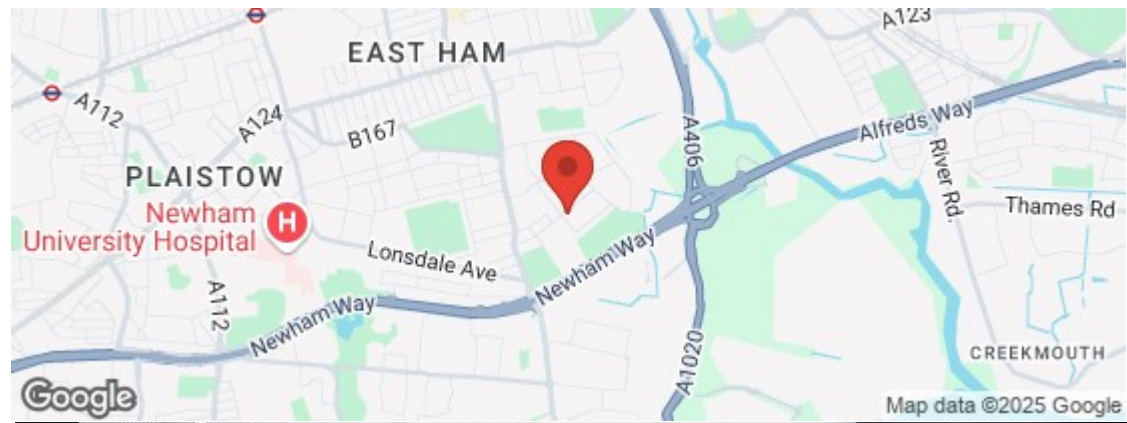








- Beautifully Presented
- First Floor Bathroom
- Fitted Kitchen
- Underfloor insulation
- Wood Burner
- Two Bedrooms
- Through Lounge
- Gas Central Heating
- Cloakroom/wc
- Lawned Garden







GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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