



Sheerwater Road, London, E16 3SU  
Offers in excess of £475,000



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Offering a superb location, this affordable 3 bedroom home faces onto a green and is just a stone's throw from Beckton Park's North Lake. The property is offered with no onward chain! A smart layout features a very large kitchen, whilst the large rear garden wraps around this property, includes off street parking, and is accessible from Sheerwater Rd. Great news if you are in the trades!

The property benefits from its position on the bend to the road, making it very extendable (STPP)

For families with school age children, Beckton has great educational opportunities with several very good and outstanding junior and secondary schools. This property enjoys quick access via the A13 to the A12 and the M25 and, therefore, East London, Essex and northern Kent, making this an ideal property for anyone who needs to drive for work purposes - but it is great if you want to get out of town for a few days, too.

## Key Features

- 3 Bedroom freehold house with front and rear gardens
- Rear access with off street parking - great for people in the trades
- Fast access to A13, A12, and M25
- Large kitchen / Dining area
- Massive potential for extensions
- No onward chain!

## Situation

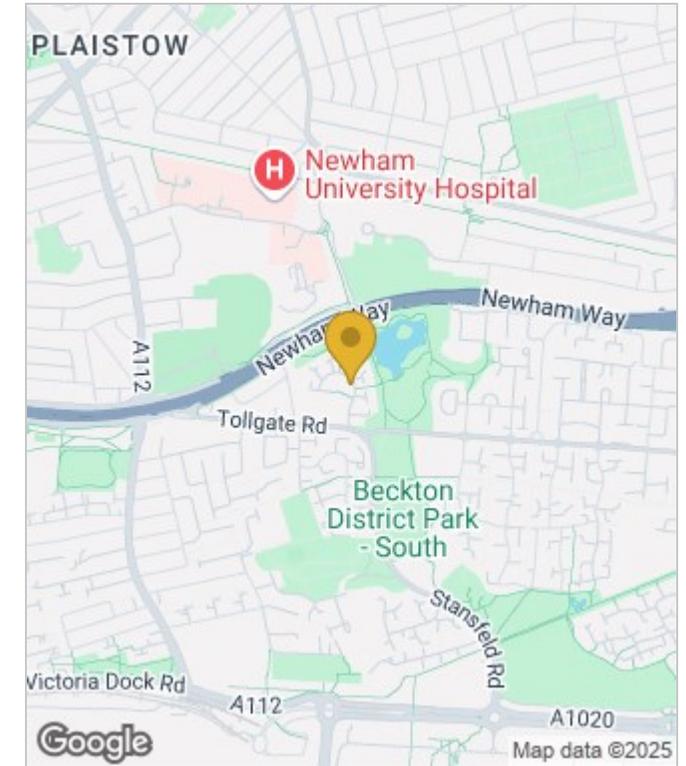


Council Tax Band: D

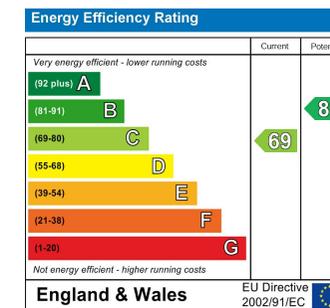
## Floor Plans



## Area Map



## Energy Performance Graph



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