



Hickman Close, London, E16 3TA

**£550,000**





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Offering a superb location, this affordable and well maintained 3 bedroom semi-detached home in Custom House area is offered with no onward chain. Lots of space for a family, including 2 double bedrooms and a single, and spacious living accommodation on the ground floor. including a porch and ground floor WC. Outside features a large garage, a drive and an attractive, very private, fenced garden. And this property is very extendable on the side (STPP), so, as you family grows, you can add the needed space.

For families with school age children, Beckton has great educational options at both junior and secondary schools, including Brampton Manor Academy. Great pre-schools, too, including Ellen Wilkinson. Beckton, also, is a very green environment in which to live -- your property is easy walking distance to two parks, pretty Beckton Park and King George V Park & Playing Fields.

This property enjoys quick access, via the A13, A12, A406 and the M25, to East London, Essex and northern Kent. This makes this an ideal property for anyone who needs to drive for work purposes -- but it is great, too, if you want to get out of town for a few days.

Call Barrain London Estate Agents to view this excellent and versatile property today,



## Key Features

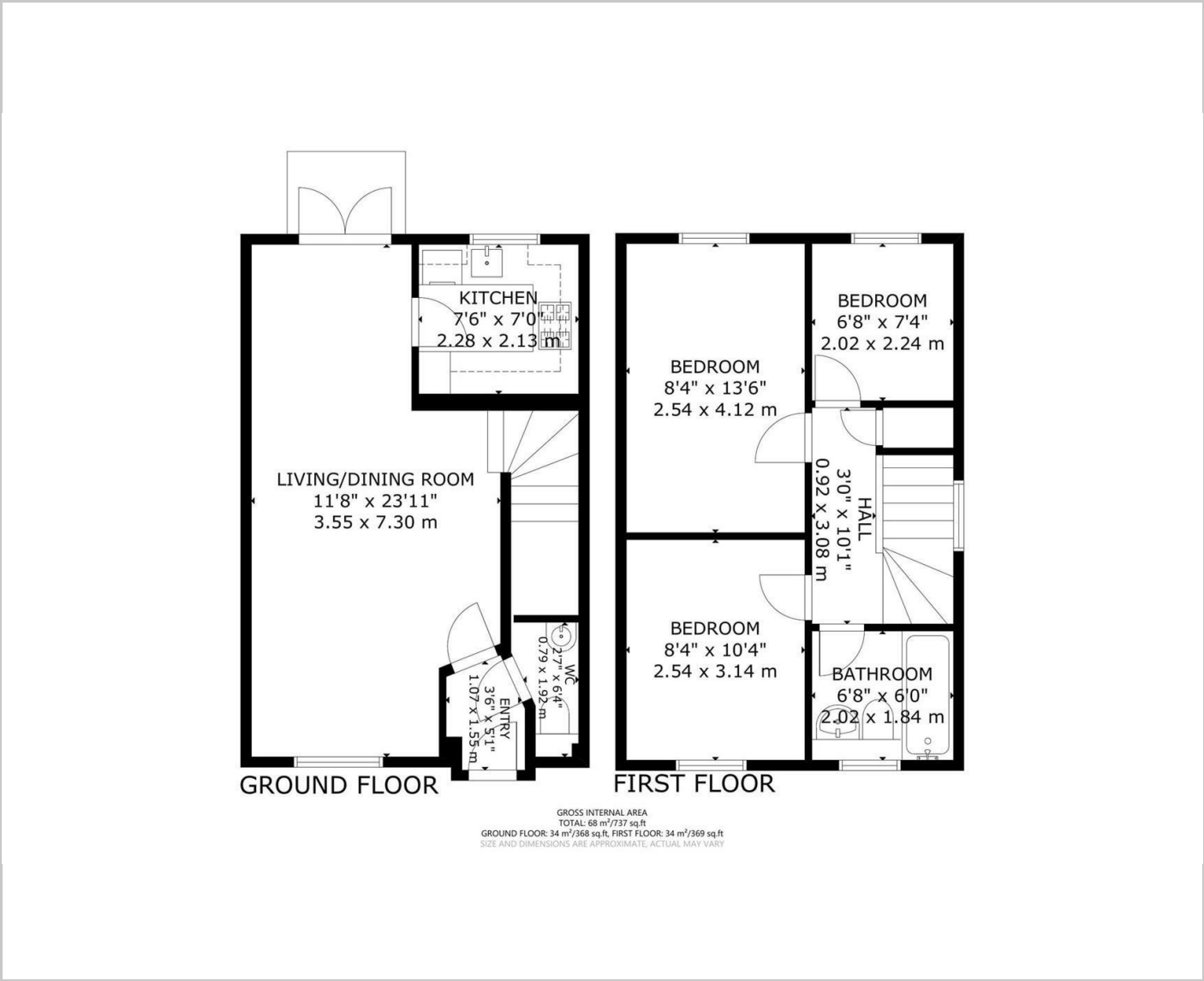
- 3 bedroom semi-detached family home with private fenced garden
- Driveway and large garage - easy access to A13, A12, A406 and M25
- Downstairs WC and Porch reception area
- Walking distance to Royals DLR and Custom House (Elizabeth Line) stations
- Offered with no onward chain
- Great condition and also extendable to the side (STPP)
- Excellent local schools including Brampton Manor Academy ASDA, LIDL, and Tesco all local
- Beckton and King George V parks are great local attractions

## Situation

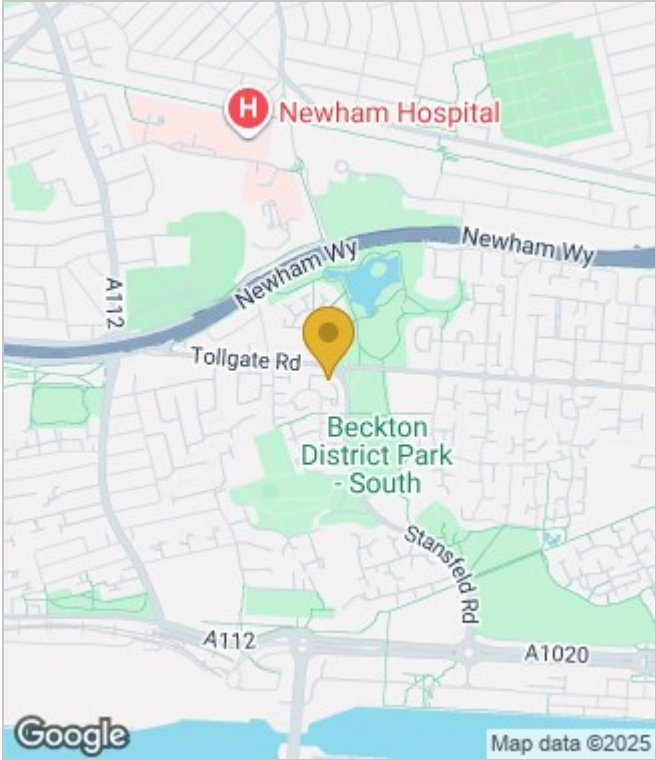


Council Tax Band: D

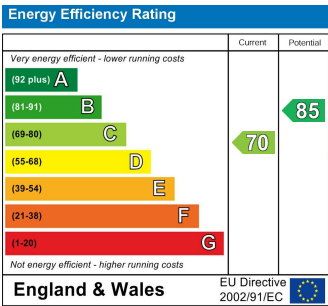
Floor Plans



Area Map



Energy Performance Graph



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