



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* Three Bedroom Terraced House \*\***

**\*\* Spacious Lounge/Diner \*\***

**\*\* Independant Fitted Kitchen \*\***

**\*\* Driveway with Off Street Parking \*\***

**\*\* Extensive Rear Garden \*\***

**\*\* Walking Distance to DLR \*\***

**\*\* EPC: C / Council Tax Band: D \*\***

**\*\* Floor Area: 756 Sq/Ft (70.2 Sq/M) \*\***



**Downings, Beckton, E6**

**£450,000 (Freehold)**

Spencer James are pleased to offer for sale this well presented three-bedroom terraced house located within a popular location close to Beckton Park and within walking distance of Beckton DLR.

Internally the property boasts a spacious through lounge/diner, an independent fitted kitchen, three bedrooms, one of which is a generous sized master with an abundance of natural light and a family bathroom.

Externally there is off street parking to the front of the property and an extensive rear garden.

Further benefits include double glazing, gas central heating (new boiler fitted in November 2024) and ample storage with potential to extend to the rear of the property (subject to consent).

Located in a popular residential location within convenient walking distance of Beckton DLR with convenient links to the Elizabeth Line. Beckton Park is also within walking distance, in addition to amenities and popular primary and secondary schools.

### **Accommodation Comprises:**

#### **Entrance Hall**

Laminate wood effect flooring, doors to lounge/diner and kitchen.

#### **Kitchen**

Fitted with a range of eye and base level units with roll top work surfaces incorporating a stainless steel sink and mixer tap. Space for washing machine, oven and fridge freezer. Wall mounted boiler (fitted in November 2024) Double glazed window to front aspect. Tiled floor.

#### **Lounge/Diner**

French doors leading to garden, two wall mounted radiators, laminate wood effect flooring.

#### **First Floor Landing**

#### **Bedroom One**

Two double glazed windows to front aspect, wall mounted radiator, carpeted flooring.

#### **Bedroom Two**

Double glazed window to rear aspect, wall mounted radiator, carpeted flooring.

#### **Bedroom Three**

Double glazed window to rear aspect, wall mounted radiator, carpeted flooring.

#### **Family Bathroom**

Three piece suite comprising a paneled bath and shower attachment, push to flush wc and pedestal hand wash basin. Partly tiled. Carpeted flooring.

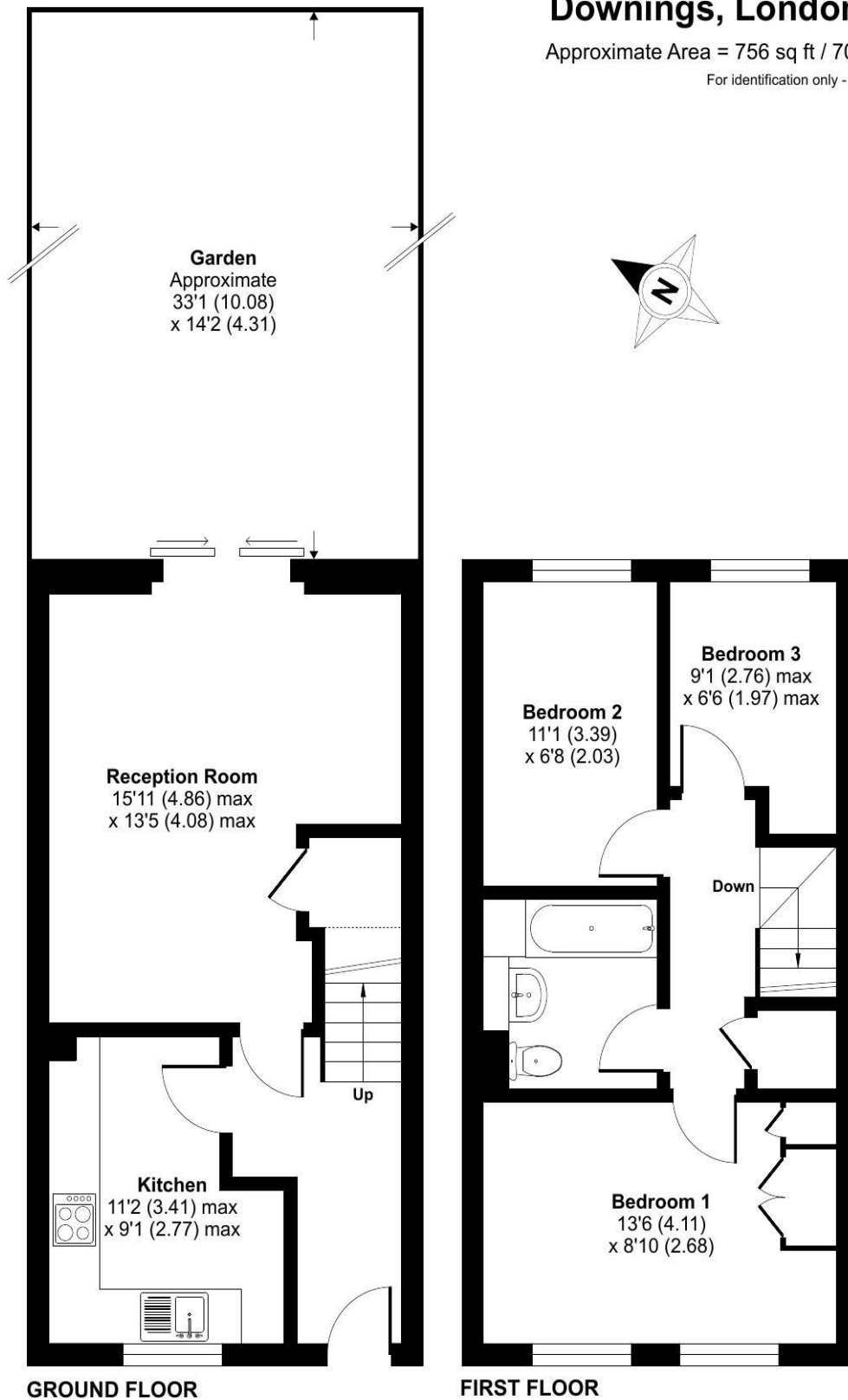
#### **Externally**

Off street parking to front of property via driveway. Rear garden measuring 33'1 x 14'2 laid to lawn with shrub borders.

## Downings, London, E6

Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale



**GROUND FLOOR**

**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencer James Residential. REF: 1326486







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