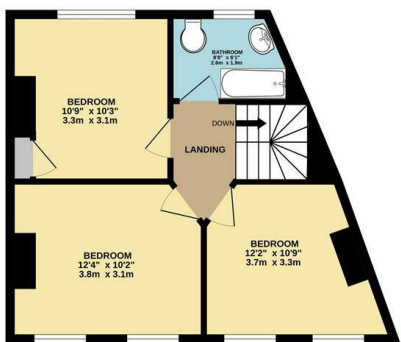
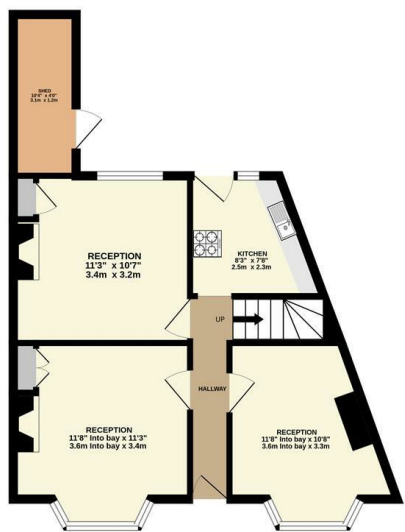





GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 893sq. ft. (83.0 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.
Made with Metropack CICES

Council: Newham | Council Tax Band: C | Floor Area: 893.41 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates

CHURCHILL
estates

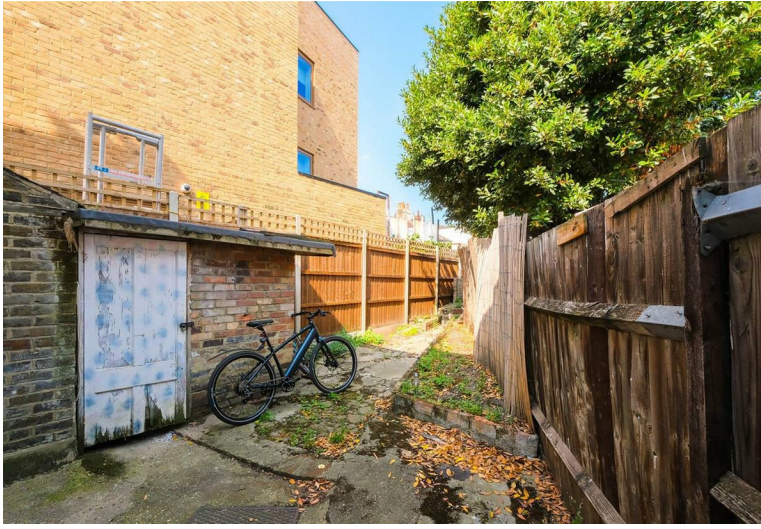
Adine Road, Plaistow, E13 8LL
£450,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: 020 8989 0011

Email: wanstead@wearechurchills.co.uk



**** No chain - Available to view from Saturday 23rd August strictly by appointment ****

Churchill Estates are pleased to offer for sale this unique and rarely available double fronted three bedroom end of terrace home, ideally situated on a quiet residential street in Plaistow.

Offered chain free, the property features three well proportioned reception rooms, a fitted kitchen and an upstairs family bathroom, along with a private rear garden. There is scope to extend the property further, subject to the necessary planning permissions making it an ideal purchase for growing families or buyers seeking a long term home with potential to add value.

The location is perfect for families, with highly regarded schools nearby including Southern Road Primary School just 0.2 miles away, Plaistow Primary School 0.4 miles and the Outstanding rated Nelson Primary School within 0.6 miles. Lister Community School, a popular local secondary school is also conveniently located approximately 0.8 miles from the property.

Commuters are well served with Plaistow Underground Station, on the District and Hammersmith & City lines, just 0.5 miles away and Upton Park Station also within easy reach. There are excellent local bus connections via nearby Barking Road, as well as quick access to the A13 and A406 for road users. London City Airport is just 3 miles from the property, ideal for frequent travellers.

With generous living space, excellent local amenities and connections this property presents a fantastic opportunity not to be missed.

For more information or to arrange an appointment to view, please contact the office at your earliest convenience to avoid disappointment.