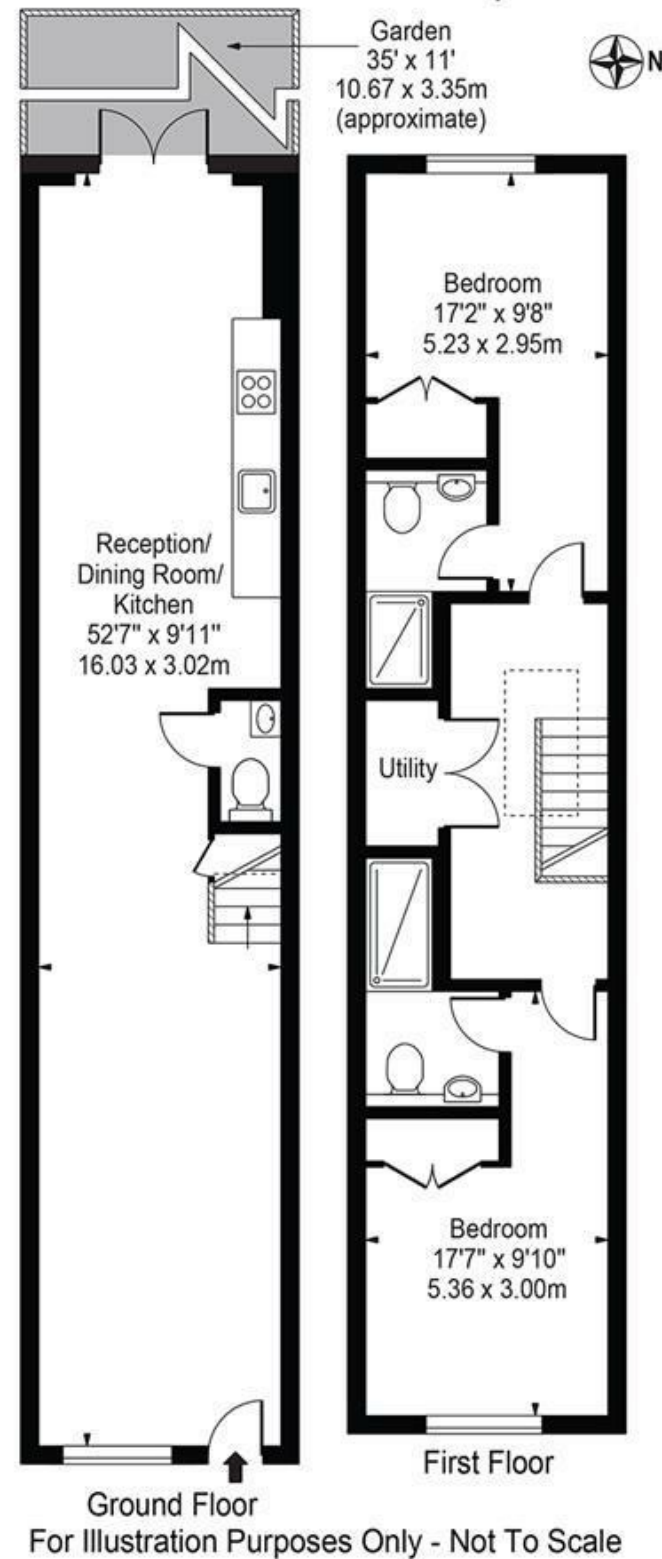


## Samson Street

Approx. Gross Internal Area 1032 Sq Ft - 95.88 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Samson Street, Plaistow

Asking Price £475,000 Freehold

- Terraced house
- Two double bedrooms
- Private, South/Westerly garden
- Ground floor W.C
- 0.6 Miles to Upton Park Station
- Newly constructed
- Two en-suite shower rooms
- Open-plan living
- Chain free
- Close to a fantastic range of schools



# Samson Street, Plaistow

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are thrilled to offer this newly constructed, two double bedroom terraced home boasting two en-suite's and open-plan living space leading to a private, south-westerly garden.

Located on Sansom Road in Plaistow (E13), this stunning, newly built terrace home is smartly built in London-stock brick in-keeping with the neighbouring period homes that surround it. Perfect for families, there are a range of fantastic schools within easy walking distance. New City Primary School (0.4 Miles) and Curwen Primary School (0.7 Miles) are both Ofsted outstanding, and with another two Ofsted Rated 'good' schools to choose from you are spoiled for choice (Lister Academy and Central Park Primary School both 0.6 Miles). 0.3 Miles away you have the stunning 3.89 Hectare grounds of Plaistow Park to wonder around at your leisure, with another an Ofsted rated good nursery located at its gates (The Early Years Nursery). Commuters are also well catered for with the Circle, Hammersmith & City and District Line all available from Upton Park Station just 0.6 Miles on foot.

17'2 x 9'8



Council Tax Band: D



Internally the home is bright and spacious, naturally lit by the large sky lantern that hangs above the first floor landing and French doors in the kitchen/dining area. Leading from the lounge at the front there is a wide walkway perfect for a home office desk, convenient guest cloakroom tucked under the stairs and contemporary kitchen/dining room with breakfast area and range of integrated appliances. The double doors from the dining area lead into a private, low-maintenance garden with raised beds and favourable South/Westerly aspect making it the perfect sun-trap until late evening.

The first floor has been designed to provide two generous double bedrooms, both with built in triple-wardrobes and perfectly formed en-suites shower rooms. A utility cupboard is positioned between the bedrooms, providing the perfect space to wash and dry clothes without the hassle of traipsing up and downstairs with heavy laundry baskets. The property is offered for sale chain free.

EPC Rating: TBC  
Council Tax Band: D

## Open-Plan Living Space

52'7 x 9'11

## Bedroom One

17'7 x 9'10

## Bedroom Two

