



Mitcham Road, East Ham, E6 3LT Offers In The Region Of £500,000



** IDEAL FAMILY HOME IN CENTRAL PARK ESTATE, PART OF BRAMPTON MANOR ACADEMY CATCHMENT **

* VIRTUAL TOUR ONLINE *

OC Homes are delighted to offer to the sales market this well-presented three-bedroom end of terrace house, which is situated in a sought-after location on Mitcham Road in the ever-popular Central Park Estate in East Ham, E6. It is within the catchment area of the much sought after Brampton Manor Academy Secondary school. The property is a well maintained period property with some stunning features in place throughout the property, and the added potential to further improve the property with scope for rear extensions and loft conversion (STPP).

The accommodation comprises; Ground Floor - entrance hallway, double reception room, large kitchen/diner, and a well presented, low maintenance rear garden with side return and access from the front of the house. The first floor has three neutrally decorated bedrooms, a modern three piece bathroom suite, and access to ample loft space with the potential for future conversion (STPP).

Situated off High Street South, the property is within walking distance to East Ham Tube, allowing easy access to Stratford and The City of London. There are a number of local amenities within walking distance including a choice of bars, restaurants, and shops on both Barking Road and East Ham High Street as well as some excellent local schools and a number of local parks, including the popular Central Park. Offered to the market chain free, the property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes Sales team.

- END OF TERRACE
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- NEWLY RENOVATED
- EXCELLENT TRANSPORT LINKS
- OUTSTANDING RATED LOCAL SCHOOLS
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

Viewing

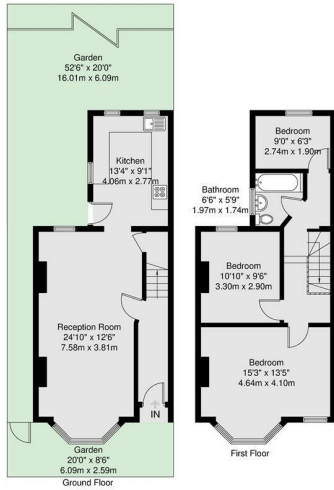
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Mitcham Road East Ham, E6

GROSS INTERNAL AREA
90.3 sq m / 972 sq ft



GROSS INTERNAL AREA (GIA)
The largest part of the property
90.3 sq m / 972 sq ft

TOTAL STORAGE SPACE
CLOSET, SHED, GARAGE, UNDER STAIRS, ETC.
0.0 sq m / 0.0 sq ft

EXTERNAL STRUCTURAL FEATURES
GARDEN, BALCONY, TERRACE, PATIO, ETC.
101.6 sq m / 1093 sq ft

RESTRICTED HEAD HEIGHT
LIMITS USE WITH UNDER 1.9m
0.0 sq m / 0.0 sq ft

Maison
VUE

Disclaimer - Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C	64	
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C	64	
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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