



## Clements Road, East Ham, E6 2DL Offers In Excess Of £475,000



\*\* END OF TERRACE WITH GREAT POTENTIAL IN A PROMINENT LOCATION IN EAST HAM \*\*

\* VIRTUAL TOUR ONLINE \*

OC Homes is delighted to offer this large three-bedroom end-of-terrace house with lots of original features, to the sales market, ideally situated on the sought-after Burges Estate, with several local amenities and excellent transport links. The property boasts over 1280 sq ft of accommodation, is coming to the market for the first time in almost 50 years and is the perfect project home with lots of scope for development. A period house on a lovely tree-lined street in East Ham, the property is ideal for buyers looking for a traditional terraced house in a superb location to put their stamp on.

Accommodation comprises; Ground Floor - front garden with side access, entrance hallway with access to an undecorated basement, spacious reception room with original ceiling rose and coving, second reception room, kitchen/diner, ground floor shower room, and access to a south-facing rear garden with side return. The first floor comprises three bedrooms, a bathroom with separate w/c, and access to a sizeable loft that has the potential to be converted to a fourth bedroom with an en suite bathroom (STPP). Furthermore, there is potential to further extend to the rear and into the side return of the garden, creating a larger living space on the ground floor. This property does require modernisation throughout and has a failed flat roof on the rear extension that requires replacement but is otherwise in good order. It was a much-loved family home for almost 50 years, is offered chain-free, and is sure to attract a lot of interest so to arrange a viewing please call the OC Homes sales team now.

- IDEAL RENOVATION PROJECT
- BEAUTIFUL PERIOD FEATURES
- END OF TERRACE
- EXTENDED TO THE REAR
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- SOUGHT AFTER BURGES ESTATE
- CHAIN FREE
- SCOPE FOR LOFT CONVERSION (STPP)
- BASEMENT

### 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.



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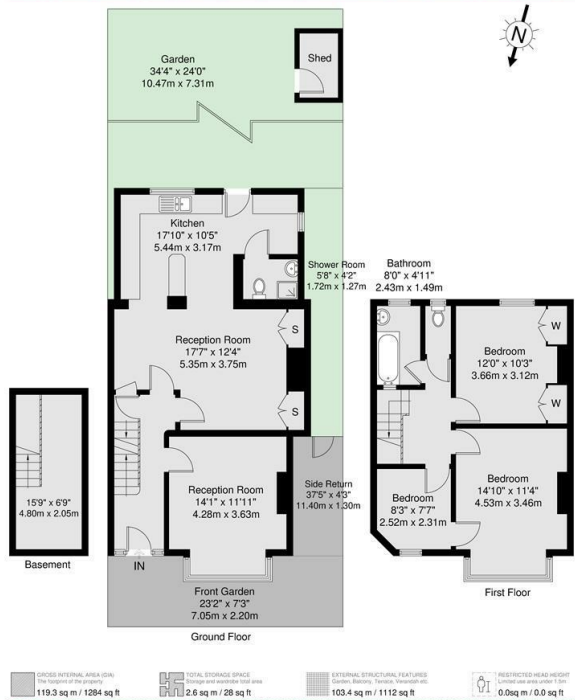
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Clements Road, E6

GROSS INTERNAL AREA  
119.3 sq m / 1284 sq ft

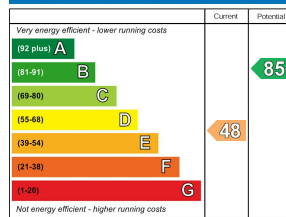


Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

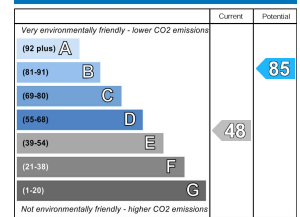
Maison VUE



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC

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