



Goldsmith Avenue, London

Offers Over £525,000

Havilands

the advantage of experience



- Three Bedroom House w/Potential to Extend (STPP)
- Poet's Estate Location
- Walking Distance to East Ham Underground Station (Hammersmith & City / District)
- Walking Distance to Manor Park Underground Station (Elizabeth Line)
- Within Catchment of Essex & Kensington Primary Schools
- Within Catchment of Plashet School
- Plashet Park Nearby
- Local Shops & Amenities Within Walking Distance
- Excellent Public Transport Links



Havilands are pleased to offer For Sale this THREE BEDROOM HOUSE on Goldsmith Avenue, E12. Offering almost 1200sqft of living space across two floors, the property is comprised of: three bedrooms, family bathroom, two reception rooms, kitchen and downstairs shower room. The property also benefits from a relatively low maintenance rear garden and has potential to extend into the loft (STPP). An ideal family home, the house falls within the catchment area of a number of local sought after schools including Essex & Kensington Primary Schools (OFSTED: Outstanding) with secondary schools including Plashet School. Also within walking distance of the property is East Ham Underground Station (District / Hammersmith & City Lines) providing direct access to central London in approx 15-20 minutes. A short walk from the property is Plashet Park offering plenty of green space with additional leisure facilities including cricket nets, padel & tennis courts, basketball courts and a bowling club. Also nearby are a wide range of shops and amenities along the High Street. Viewing is highly recommended - to arrange yours, please get in touch with a member of the team.

Property Information:

Tenure: Freehold

Local Authority: Newham Council

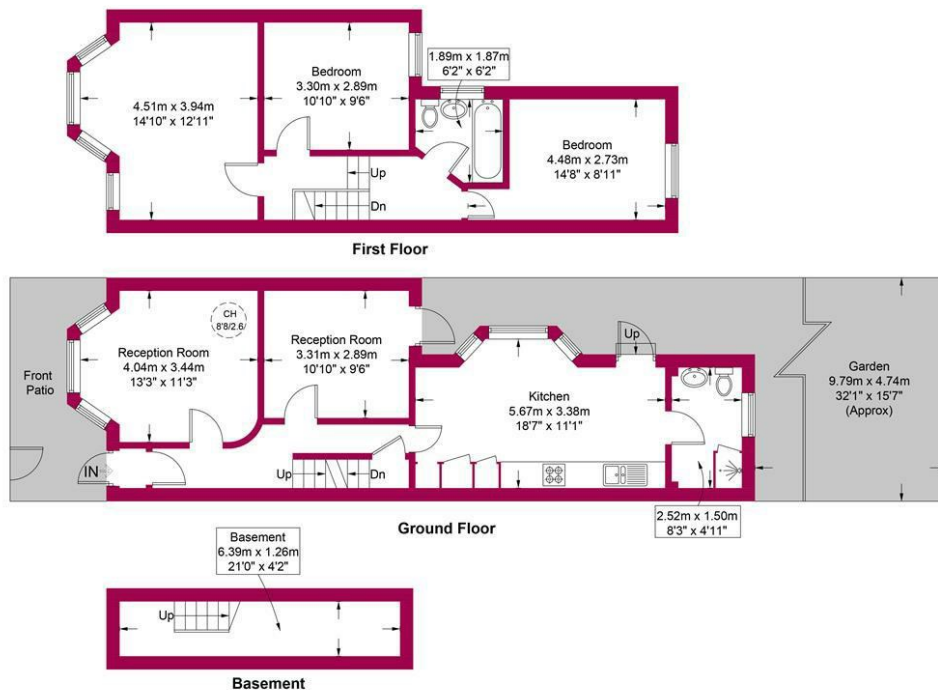
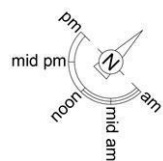
Council Tax: Band C (£1649.74 25/26)

EPC Rating: Current 68(D); Potential 84(B)

For more images of this property please visit havilands.co.uk

Goldsmith Avenue, E12

Approximate Gross Internal Area = 1182 sq ft / 109.8 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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