



Tilbury Road East Ham E6 6ED

Extended Three Bedroom House With Through Lounge £450,000





Introducing a fantastic opportunity in the heart of East Ham, E6 - a charming three-bedroom mid-terrace house with a wealth of potential. Situated on Tilbury Road, this property is a blank canvas waiting to be transformed into your ideal family home.

This spacious property offers three well-proportioned bedrooms, perfect for accommodating a growing family or providing extra space for guests.

The through lounge area creates an open and inviting space for family gatherings and entertaining. The natural flow of light through the room adds to its warmth and appeal.

A separate dining room provides ample space for family meals, making this house ideal for those who love to entertain. The addition of a study is perfect for remote work or for students. The property features a well-placed first-floor bathroom, providing convenience and privacy for the residents.

This property is a project enthusiast's dream. With modernisation, it has the potential to be transformed into a stunning family home. Personalise the space according to your tastes and needs. Its ample space and proximity to schools, parks, and local amenities make it an ideal choice for a growing family.

The location, East Ham, offers a vibrant and diverse community, excellent transportation links, and easy access to shops, schools, and green spaces. With modernisation, this property can be tailored to your unique needs, making it the perfect canvas for your dream family home.



Entrance Via

partially glazed front door to:

Hallway

stairs ascending to first floor - radiator - under stairs storage cupboard housing consumer unit, electric meter and gas meter - wood effect floor covering - doors to:

Through Lounge



double glazed three splay bay window to front elevation - double glazed window to rear elevation - two radiators - storage cupboard - feature fire place - power points - wood effect floor covering.

Through Lounge



Kitchen



range of eye and base level units incorporating a one and a half bowl stainless steel sink with mixer taps and drainer - built in oven with four point gas hob with extractor fan over - tiled splash backs - power points - wood effect floor covering - door to:

Dining Area (L-shape)



wall mounted Vaillant boiler - space and plumbing for washing machine - power points - wood effect floor covering - double glazed sliding door to rear garden - door to:

Study

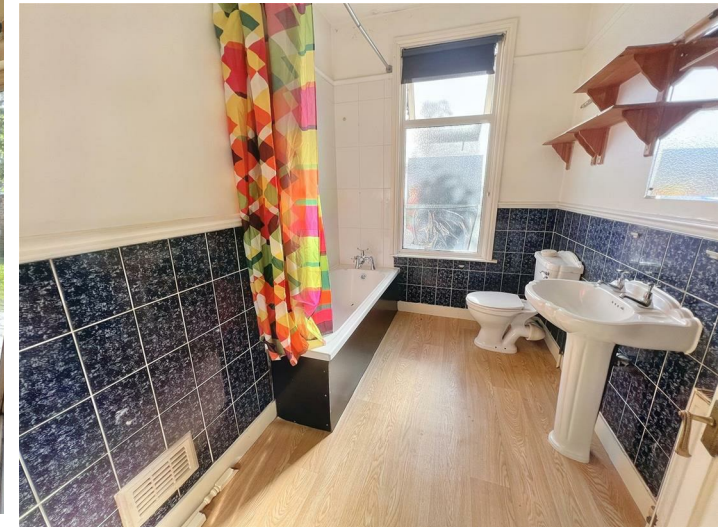


double glazed window to rear elevation - shower cubicle - wood effect floor covering.

First Floor Landing:

Access to loft - carpet to remain - doors to:

Bathroom



obscure double glazed window to rear elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled splash backs - radiator.

Bedroom Two



double glazed window to rear elevation - radiator - power points - carpet to remain.

Bedroom One



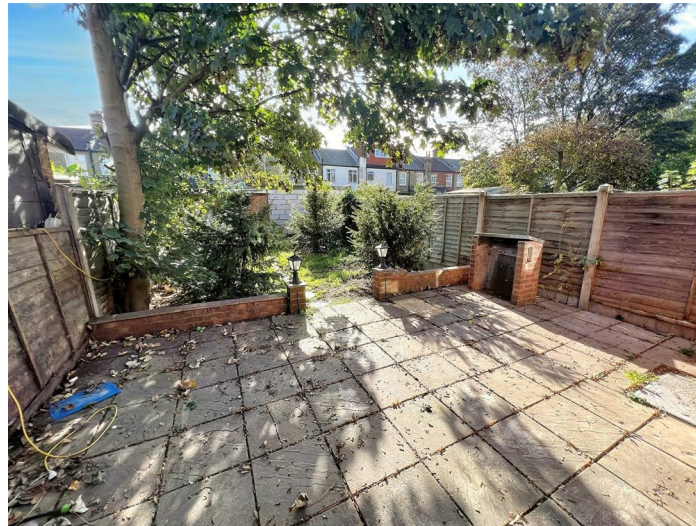
double glazed three splay bay window to front elevation - radiator - power points - feature fireplace - carpet to remain.

Bedroom Three



double glazed window to front elevation - power points - carpet to remain.

Rear Garden



partially paved with remainder laid to lawn - brick shed to rear.

Rear Garden



Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors £200.00 + VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

Opening hours

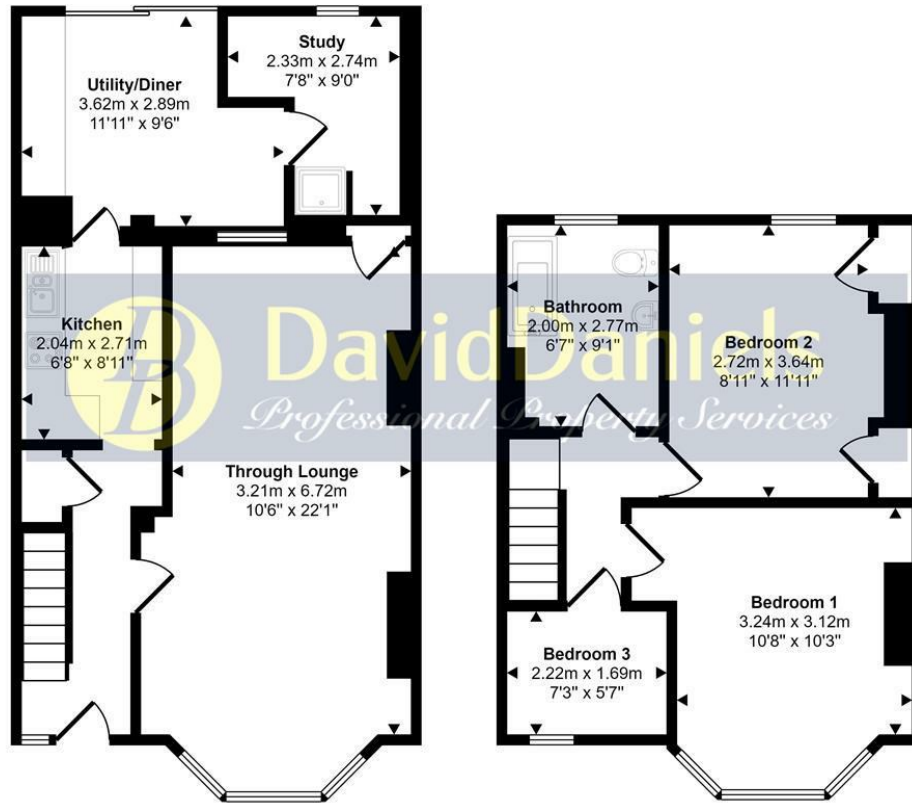
Monday and Friday: 8.30 am - 6.00 pm

Tuesday to Thursday: 8.30 am - 7.00 pm

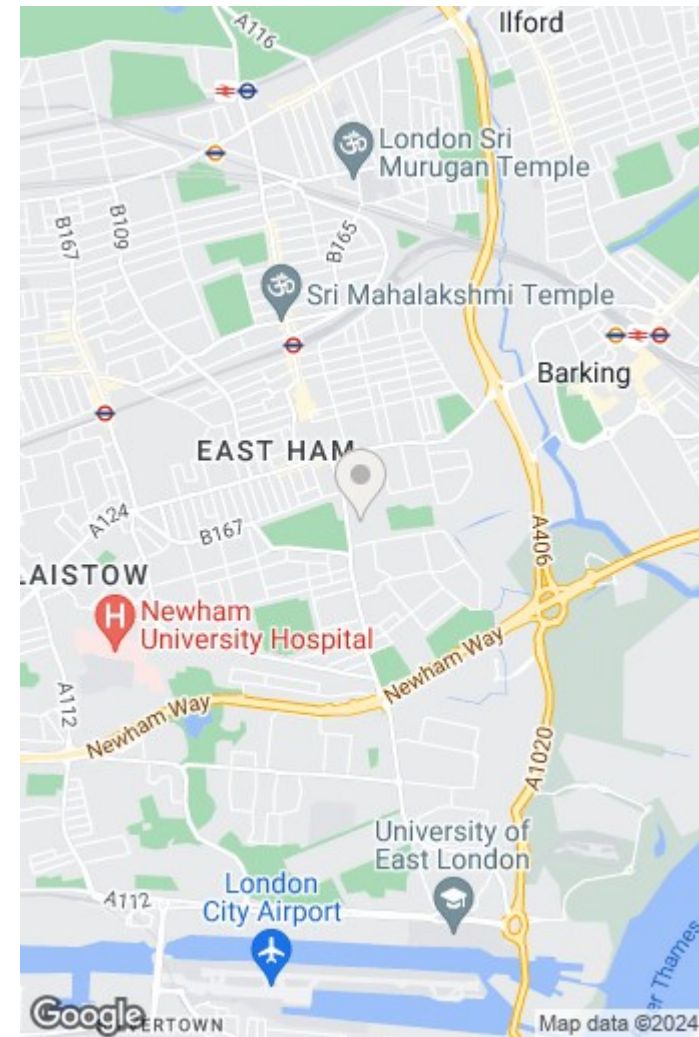
Saturday: 9.30 am - 5.00 pm



Approx Gross Internal Area
95 sq m / 1026 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



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