



## Macaulay Road, East Ham, London

Guide Price £510,000



- A well presented and fantastic size three bedroom family home
- Excellent size living space throughout
- Brilliant location approximately one mile from both East Ham and Upton Park tube stations
- Lovely size lounge
- Large and modern kitchen/diner
- Conservatory
- Ground floor wc
- Modern shower room
- Three great size bedrooms
- Nice size rear garden



## GUIDE PRICE - £500,000 - £550,000

Nestled on the charming Macaulay Road in East Ham, London, this well-presented terraced house offers an exceptional living space perfect for families. With three generously sized bedrooms, this home provides ample room for relaxation and comfort. The property boasts excellent size living space, including a lovely lounge that invites you to unwind after a long day.

As you enter, you are greeted by an inviting hallway that leads to the lovely size lounge, there is a large and modern kitchen/diner, ideal for family meals and entertaining guests. The ground floor also features a convenient WC and a delightful conservatory, which adds to the overall appeal of the home.

Upstairs, you will find three spacious bedrooms, each offering a tranquil retreat. The modern shower room is well-appointed, ensuring that your daily routines are both comfortable and efficient.

The property is ideally located approximately one mile from both East Ham and Upton Park tube stations, providing excellent transport links for commuting and exploring the vibrant city of London.

Outside, the nice-sized rear garden offers a perfect space for outdoor activities, gardening, or simply enjoying the fresh air. This fantastic family home combines modern living with a welcoming atmosphere, making it an ideal choice for those seeking a blend of comfort and convenience in East Ham.

Enter the property via porch to front.

Impressive entrance hall commences with stairs leading to first floor accommodation.

Lounge 24'6 x 11'4 max. Bay fronted double glazed window. Electric fire to remain. 2 Fanlights to remain.

Kitchen/diner 17'3 x 10'0 double glazed window to side. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Indesit oven, microwave, four ringed gas hob and extractor hood to remain.

Conservatory 7'10 x 7'7 double glaze windows. Patio sliding doors.

The property also has a ground floor cloakroom/WC.

First floor landing is home to three bedrooms. Access to loft with ladder to remain.

Spacious shower room comprises larger than average shower, wash hand basin and WC. Part tiling to walls. Heated towel rail.

Bedroom one 13'7 x 13'2 max. Bay fronted double glazed window. Two built in wardrobes.

Bedroom two 11'4 x 8'10 double glazed window.

Bedroom three 11'2 x 7'4 double glazed window.

Externally the property has a good size rear garden. Laid to lawn with established shrubs and bushes, outside water tap and shed to remain.

Permit Parking available.





#### THE SMALL PRINT:

Council Tax Band: C  
Local Authority: Newham

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





