

## DURHAM ROAD, CANNING TOWN

### Offers In Excess Of £625,000 Freehold

### 3 Bed House - End Terrace



#### Features:

- Victorian End Terrace House
- Freehold
- Chain Free
- Three Bedrooms plus Loft Room
- Close to Canning Town Station
- Utility Room
- Newly Renovated
- Two Reception Rooms

A flawlessly finished three-bedroom end-of-terrace home with immaculate decor, as well as two reception rooms, a dine-in kitchen, ground floor WC/utility, first floor bathroom loft room and west-facing garden.

It's within walking distance of Canning Town (0.7 miles) and West Ham (0.8 miles) stations, which together offer access to the Jubilee line, District line, Hammersmith & City line and two branches of the DLR. There are also some excellent amenities in the local area, as well as a brilliant community. The home is also on the market chain-free.

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**IF YOU LIVED HERE...**

You'll love the sense of space that this home provides. You're set up well with the two reception rooms - perfect for spreading out in, and the rear one could make a great dining room. You'll find tasteful decor and pristine herringbone parquet flooring across both.

At the rear, the kitchen is smart and modern with stylish fittings, sage coloured units and a handy breakfast bar.

The utility room will be a real game changer if you've not had one before. Similarly, the ground floor WC will be the ultra convenience, especially when you're spending time in your west-facing, low maintenance rear garden.

Upstairs, you've got three spotless bedrooms, as well as a smart bathroom with brand new fittings, beautiful marble-style tiling and an over-tub shower. The room in the loft will come in handy, too.

You can take pride in knowing that you have a few little hidden gems on your doorstep, and there are plenty of great cafes and

restaurants on Barking Road, and near Canning Town station. As for greenery, you're spoilt for choice; you're within a mile of four parks: Hermit Park, West Ham Memorial, Star Lane Park and West Ham Park.

**WHAT ELSE?**

- As well as the tube lines, West Ham also has the C2C which gets you to Fenchurch Street in an impressive ten minutes. Stratford is one stop away on the Jubilee, and Canary Wharf is seven mins.

- City Airport is only a 15 minute cab ride away if you ever need to hop away.

- Already got a bike or planning on getting one? The home is also close to the Greenway, which is a cycleway that will get you to the Olympic Park in 12 minutes, Westfield or Victoria Park in 15, and Liverpool Street in 30. Perfect for getting around and staying fit.



**A WORD FROM THE OWNER...**

"Welcome to this beautifully refurbished three-bedroom home, thoughtfully redesigned to offer modern comfort while maintaining a warm and inviting feel throughout.

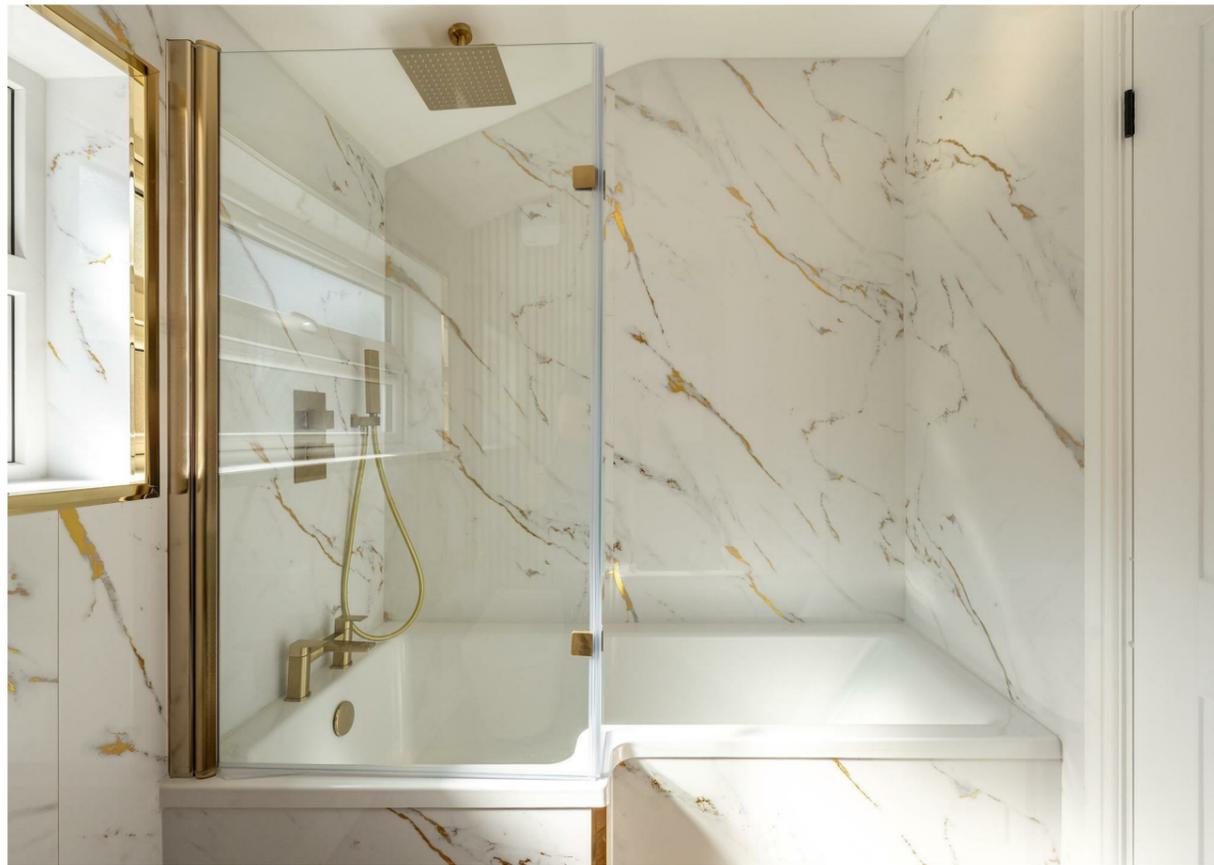
Every detail of this property has been carefully considered, from the brand-new kitchen and contemporary bathroom, complete with a state-of-the-art Japanese toilet, to the fully upgraded utility room, for added luxury and convenience. The home has been fully internally insulated, including the spacious loft storage room, ensuring energy efficiency and year-round comfort.

The living spaces are bright and functional, perfect for both everyday living and entertaining. Outside, the newly decked garden provides a private and stylish area to relax or host guests.

This home has been renovated with care and attention, creating a space that is not only practical but also a pleasure to live in. It is ready for its next owners to move in and enjoy from day one."

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**Reception**  
10'1" x 12'4"

**Reception**  
8'2" x 10'11"

**WC/ Utility**  
5'3" x 4'5"

**Kitchen**  
10'0" x 12'4"

**Bedroom**  
14'2" x 12'4"



**Bedroom**  
8'8" x 11'1"

**Bedroom**  
10'0" x 9'0"

**Bathroom**  
5'10" x 7'2"

**Loft Room**  
10'0" x 12'5"

**Garden**  
21'5" x 16'2"



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