

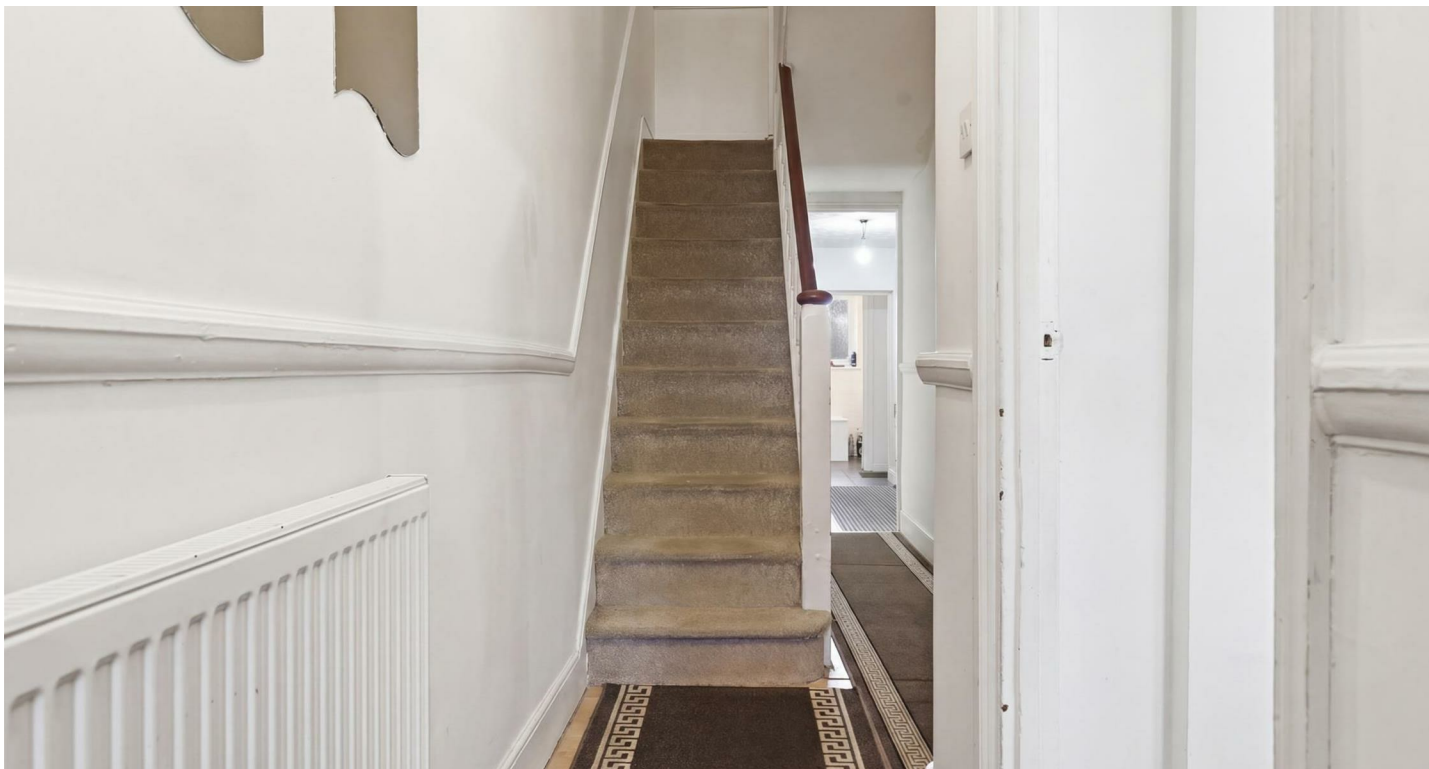


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**CHURCHILL**  
estates



# Bective Road, London

£525,000

Tenure : Freehold

Floor Area : 458.80 sq ft

Local Authority : Newham

Council Tax Band : C


Bedrooms : 3

Receptions : 2

Bathrooms : 1



## Energy Efficiency Rating

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



Churchill Estates are please to bring to the market this well proportioned three double bedroom mid-terrace home offering generous living space throughout and is also being sold with the added benefit of no onward chain.

Upon entry, you are welcomed with a bright and inviting entrance hall leading into a spacious front reception room featuring a charming bay window that fills the space with natural light. A second equally generous reception room provides flexible living or dining space ideal for both everyday living and entertaining. To the rear the fitted galley kitchen offers ample base and wall units for practical storage, also offering direct access to the low maintenance garden perfect for outdoor enjoyment. Completing the ground floor is a fully tiled three piece bathroom.

The first floor comprises three well sized double bedrooms with the main bedroom spanning the full width of the property creating a particularly spacious and airy feel. A generous landing further enhances the sense of space throughout.

Further benefits include double glazing, gas central heating and excellent potential to extend (STPP).

Ideally positioned the property is within easy reach of Forest Gate Station (0.4 miles) and Wanstead Park Station (0.2 miles) providing swift access into Central London and beyond. Families will also benefit from a selection of well regarded local schools nearby including Godwin Junior School (0.4 miles) and Forest Gate Community School (0.3 miles).

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.







- Well proportioned three double bedroom mid terrace home
- Two spacious reception rooms
- Ground floor fully tiled three piece bathroom
- Set within a quiet residential street
- Within easy reach of Forest Gate Station (0.4 miles) and Wanstead Park Station (0.2 miles)
- Offered to the market with no onward chain
- Fitted galley kitchen with ample storage and garden access
- Low maintenance rear garden perfect for outdoor use
- Potential to extend (STPP)
- (0.4 miles) to Godwin Junior School and (0.3 miles) to Forest Gate Community School





### Ground Floor

Approx. 42.6 sq. metres (458.8 sq. feet)  
(excluding Hallway, Garden)



### First Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 85.2 sq. metres (917.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Bective Road**

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To view call **020 8989 0011**

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