

125 Tollgate Road, Beckton, London, E6 5JY
Asking price £450,000

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Council Tax Band: E

PinDrop Property are delighted to present this three-bedroom detached home on Tollgate Road, Beckton, perfectly positioned for families and commuters alike.

The property offers well-balanced accommodation throughout, including a bright and spacious living area, a fitted kitchen, and the added convenience of a downstairs WC. Upstairs, you'll find three generously sized bedrooms and a family bathroom. Externally, the home benefits from a private garden and a garage to the rear, providing both storage and secure parking.

Tollgate Road enjoys an excellent location with a wealth of local amenities close by. Gallions Reach Shopping Park, Beckton Triangle Retail Park, and Asda superstore are all within easy reach, offering a wide range of shops, restaurants, and leisure facilities. For outdoor spaces, Beckton District Park and New Beckton Park provide greenery and play areas, ideal for families.

Families will also appreciate the strong selection of local schools. Popular choices include Tollgate Primary School, Winsor Primary School, Ellen Wilkinson Primary School, Brampton Manor Primary School and Royal Docks Academy for secondary education, all within easy reach.

Transport links are a key advantage of this property, with Beckton and Cyprus DLR stations both nearby, offering direct access into Canary Wharf and the City. There are also several local bus routes serving the area, while road users benefit from excellent links via the A13, A406 North Circular, and easy access to London City Airport.

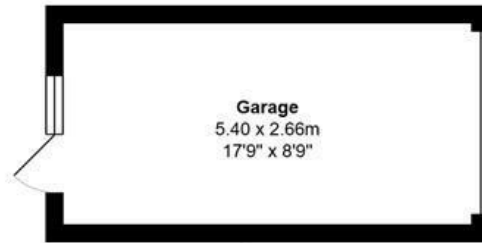
This home presents a fantastic opportunity for buyers looking for a well-located family property with excellent schools, transport connections, and amenities on the doorstep.



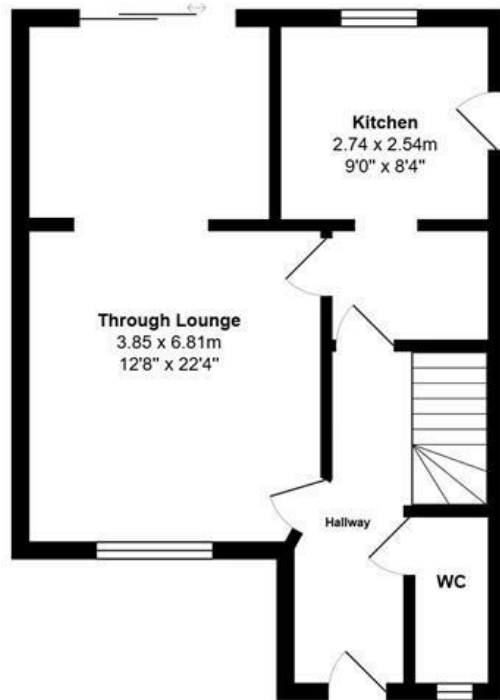




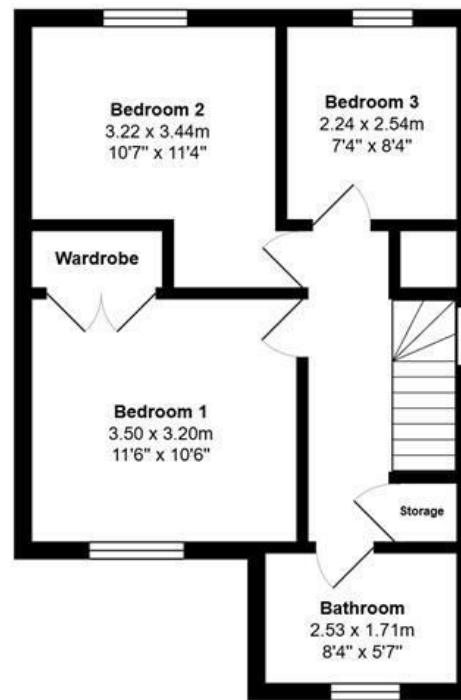




Garage
Area: 14.3 m² ... 154 ft²



Ground Floor
Area: 46.1 m² ... 497 ft²



First Floor
Area: 43.0 m² ... 463 ft²



PINDROP PROPERTY

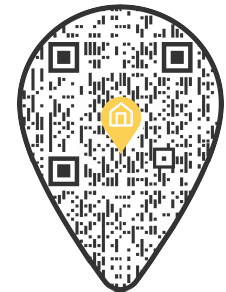
Total Area: 103.5 m² ... 1114 ft²

All measurements are approximate and for display purposes only



PINDROP PROPERTY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	69
England & Wales <small>EU Directive 2002/91/EC</small>		