



Guide Price £475,000 - £500,000

Southend Road, East Ham E6 2AL

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Southend Road, East Ham E6 2AL

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Located on Southend Road in the heart of East Ham, this charming house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it a perfect setting for both quiet evenings and lively gatherings.

The house boasts a first-floor bathroom and a ground-floor shower room, ensuring that morning routines and family life can flow smoothly. This thoughtful layout enhances the practicality of the home, catering to the needs of modern living.

One of the standout features of this property is its prime location. Just a short stroll away, you will find East Ham Tube Station, providing excellent transport links to central London and beyond. The vibrant High Street is also nearby, offering an enticing array of retail shops, eateries, boutiques, and restaurants, perfect for those who enjoy the buzz of local life.

This property in the Burges Estate, presents a wonderful opportunity to embrace a lifestyle of comfort and convenience in a thriving community. Whether you are looking to settle down or invest, this house is sure to meet your needs and exceed your expectations.



ROOMS

RECEPTION ONE

15'7" x 11'11"

Double glazed bay window to front, wall mounted radiator, laminated flooring.

RECEPTION TWO

14'1" x 10'4"

Laminated flooring, wall mounted radiator, opens into kitchen/diner.

KITCHEN/DINER

15'10" x 10'

Range of wall and base units, roll top work surface, sink and drainer, tiled splash backs, tiled flooring, double glazed window to rear, door leading into conservatory.

OPEN CONSERVATORY

Patio paved, open into garden.

BATHROOM

8' x 6'5"

Comprising of shower cubicle, low level w.c, wash hand basin in vanity unit, part tiled walls, tiled flooring, wall mounted radiator.

GARDEN

Mainly laid to lawn, plants and shrubberies to sides, with apple, pears, plum and fig trees, shed to rear.

FIRST FLOOR

BEDROOM ONE

12'11" x 10'11"

Double glazed window to front, laminated flooring, wall mounted radiator.

BEDROOM TWO

12'4" x 11'7"

Double glazed window to rear, laminated flooring, wall mounted radiator.

BEDROOM THREE

8'2" x 5'11"

Double glazed window to front, laminated flooring, wall mounted radiator.

BATHROOM

8'3" x 5'9"

Comprising of panelled bath, low level w.c, wash hand basin in vanity unit, wall mounted radiator, fully tiled walls and flooring, double glazed window to rear.

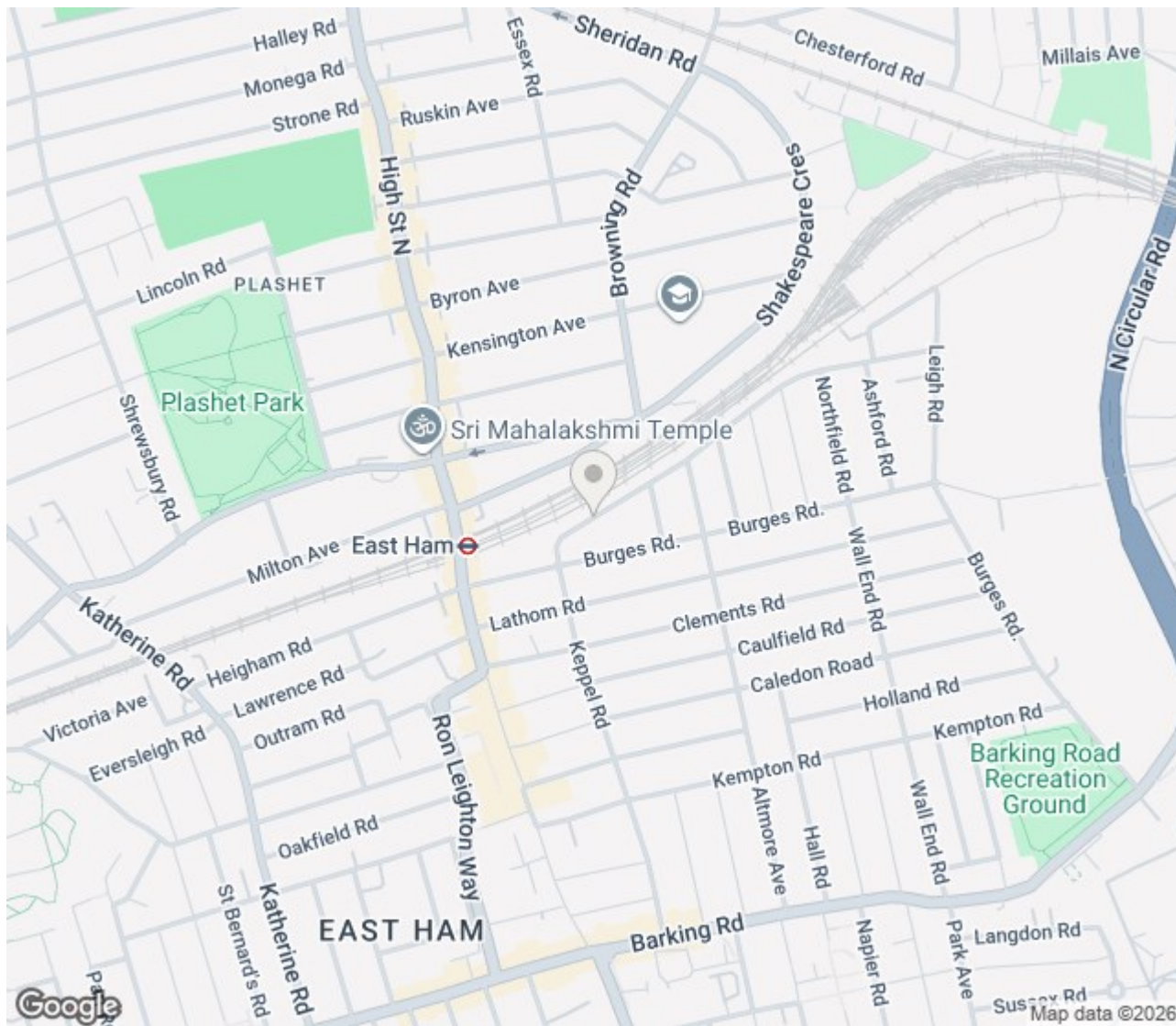






- MID-TERRACE HOUSE
- THREE BEDROOMS
- TWO RECEPTIONS
- OPEN CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- BURGESS ESTATE
- LOCATED FOR EAST HAM STATION AND HIGH STREET
- ARAY OF SHOPS AND RESTAURENTS
- IDEAL FOR FAMILIES





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

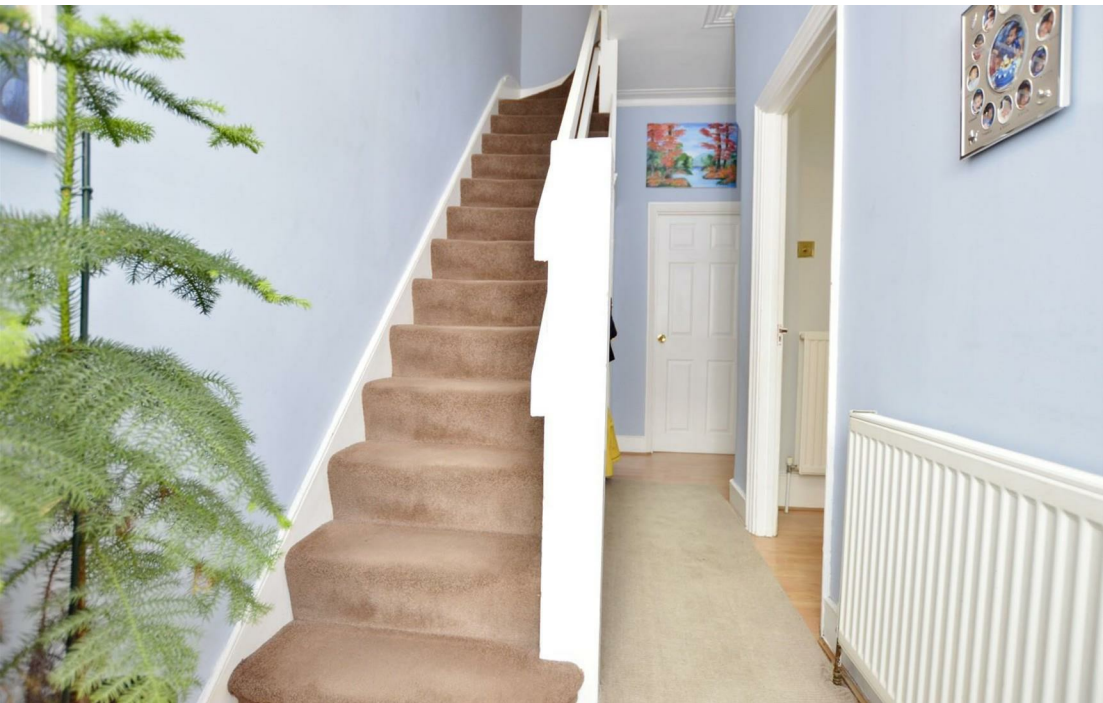
Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.