

9 Stokes Road, London, E6 3SD



Offers in excess of £350,000

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McDowalls are pleased to present this spacious two bedroom family home on Stokes Road, East Ham.

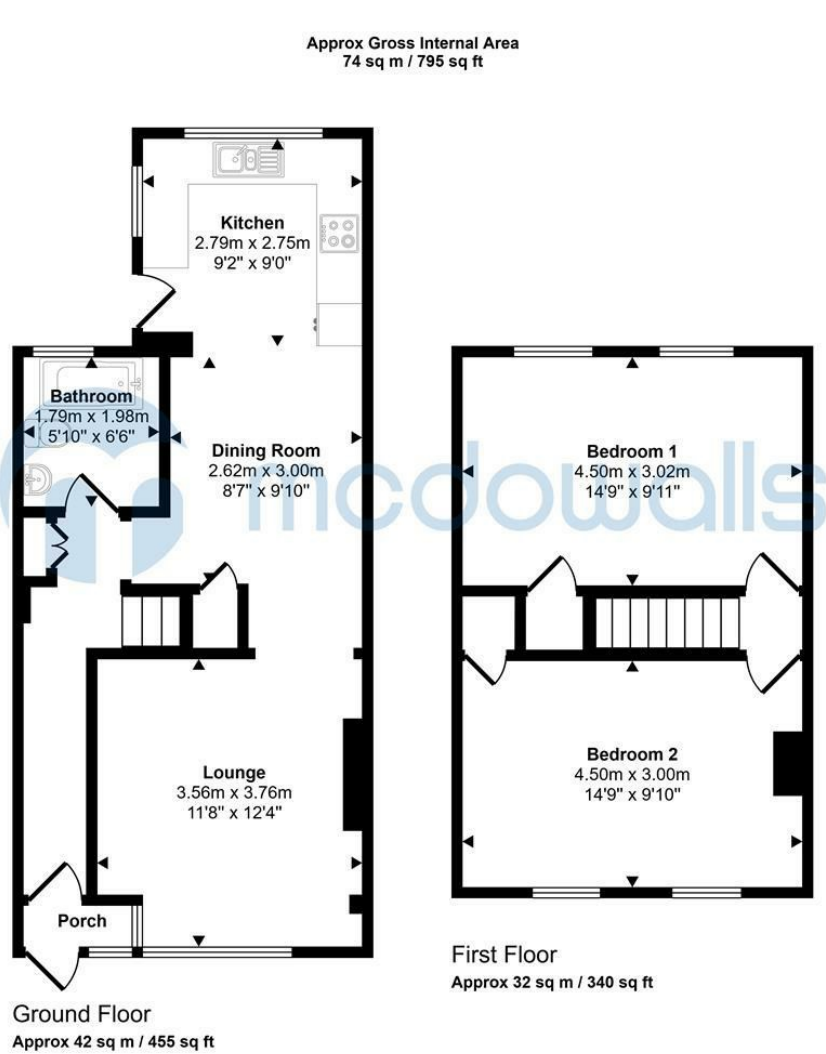
The property offers well proportioned accommodation throughout, with a separate lounge, two generously sized bedrooms, an open kitchen and dining area, as well as a convenient ground floor bathroom. Externally, this house benefits from a substantial, low maintenance rear garden.

Subject to planning permission and building regulations, the property offers an exciting opportunity for further development, with potential for a kitchen extension or loft conversion.

Ideally positioned within easy reach of a range of local amenities and transport links, the property offers convenient access to East Ham, Beckton, Barking Road, Newham Hospital and the A13.

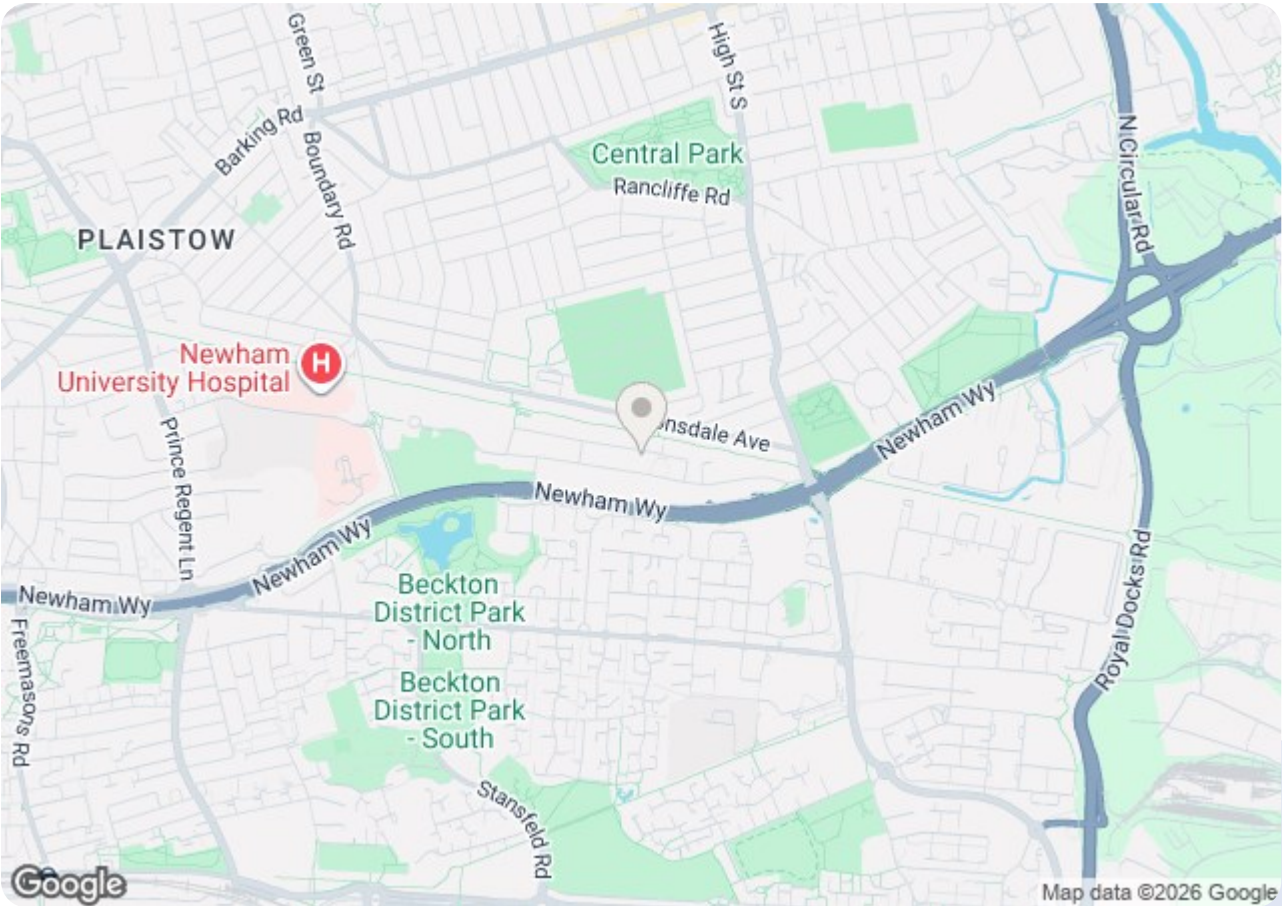
*Please note this property is tenanted until 01/01/2027.

- PARKING - Street Parking with Permit
- LOCAL AUTHORITY - London Borough of Newham
- EPC - BAND C
- COUNCIL TAX - BAND C (£1728 PA)
- WATER / SEWAGE - Mains
- GAS - Mains
- ELECTRIC - Mains



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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		
	71	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

