



**HUNTERS®**  
HERE TO GET *you* THERE

**Pelly Road, Plaistow, London, E13 0LH | Asking Price £475,000**  
**Call us today on 0207 474 2345**



#### 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.

This spacious three-bedroom mid-terrace property presents an excellent opportunity for both first-time buyers and those seeking a buy-to-let investment. Recently refurbished throughout, the home boasts a fresh and modern interior, making it ready for immediate occupation without the need for further work.

The property features a well-proportioned reception room, perfect for relaxing or entertaining guests. The three bedrooms offer ample space for family living or can be easily adapted for a home office or guest accommodation. The bathroom is conveniently located, ensuring comfort and practicality for everyday use.

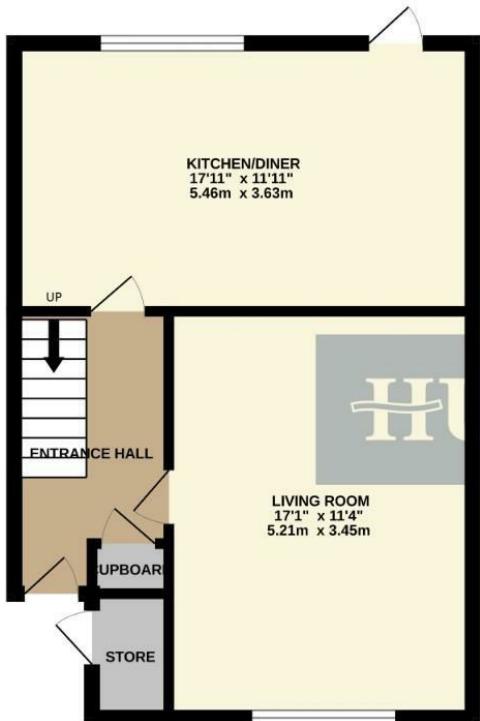
One of the standout features of this property is its no onward chain status, allowing for a smooth and efficient purchase process. Additionally, the location provides easy access to Plaistow underground station, making commuting to central London and beyond both convenient and straightforward.

This terraced house is not only a delightful home but also a sound investment opportunity in a sought-after area. With its blend of modern amenities and excellent transport links, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home or investment.

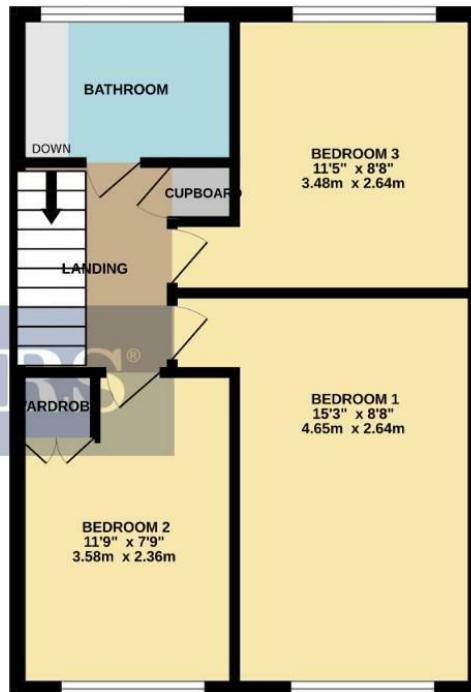
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



- THREE BEDROOM HOUSE
- FIRST FLOOR BATHROOM
- KITCHEN/DINER
- LIVING ROOM
- PLAISTOW UNDERGROUND - DISTRICT & HAMMERSMITH LINES
- WEST HAM PARK
- VIBRANT AREA WITH SHOPS AND CAFES
- STRATFORD WESTFIELD SHOPPING CENTRE
- STRATFORD STATION - CENTRAL LINE, ELIZABETH LINE, DLR AND BUS ROUTES
- REFURBISHED THROUGHOUT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



