



CHURCHILL
estates



Ranelagh Road,
East Ham

Offers In Excess Of
£450,000

Tenure : Freehold

Floor Area : 1163.00 sq ft

Local Authority : Newham

Council Tax Band : D

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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	



Churchill Estates are please to bring to the market this spacious three bedroom townhouse offering generous living accommodation throughout and being arranged over three floors making it an ideal purchase for families, first time buyers or investors alike.

The property welcomes you via a ground floor entrance hall leading into a bright and spacious fitted kitchen/diner offering an excellent range of wall and base units, ample worktop space and plenty of room for dining and entertaining. The kitchen enjoys direct access onto a beautifully maintained rear garden providing the perfect outdoor space for summer gatherings, family enjoyment or simply relaxing in a peaceful setting.

The first floor features a substantial reception room filled with natural light through large windows creating a bright and airy living environment. Also located on this floor is a generously sized bedroom offering flexible use as a guest room, home office or additional family accommodation.

Occupying the second floor are two further well proportioned bedrooms including a spacious double bedroom and a good sized third bedroom with a three piece family bathroom suite comprising panelled bath, wash hand basin and WC.

Additional benefits include a private driveway, integral garage providing excellent storage or off street parking, gas central heating and double glazing throughout.

Conveniently located close to a selection of parks, everyday shopping amenities and highly regarded local schools including Nelson Primary School (144 ft), Brompton Manor Academy (2 miles) and Kingsford Community School (2 miles).

The property is also within easy reach of excellent transport connections including East Ham (0.8 miles) and Barking stations (1.8 miles) offering swift access into the City, Canary Wharf, and Central London via the District, Hammersmith & City and C2C lines. Major road links including the A13 and North Circular are also easily accessible.

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



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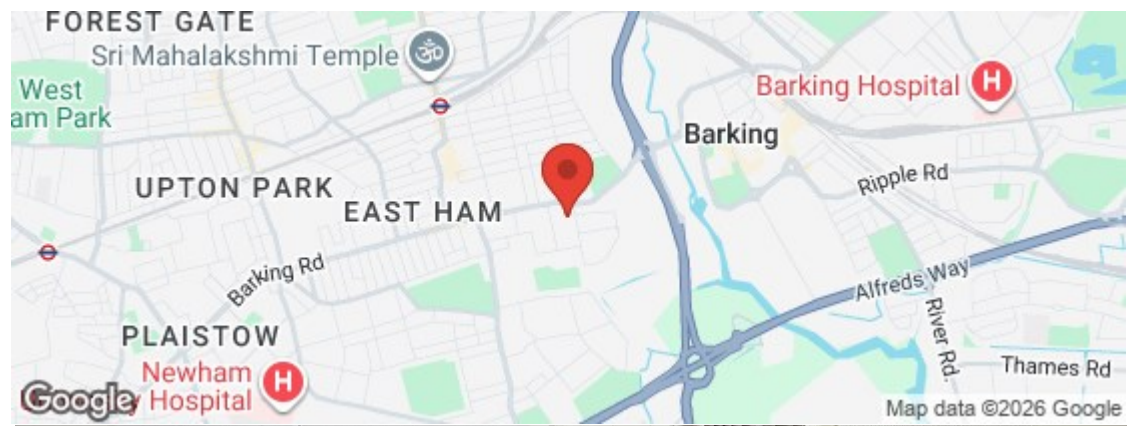
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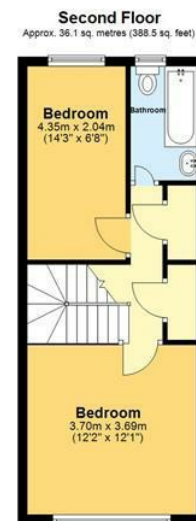
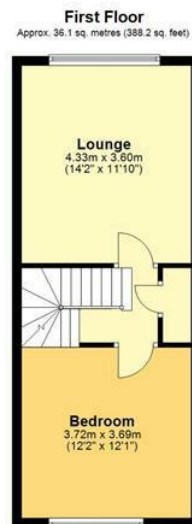
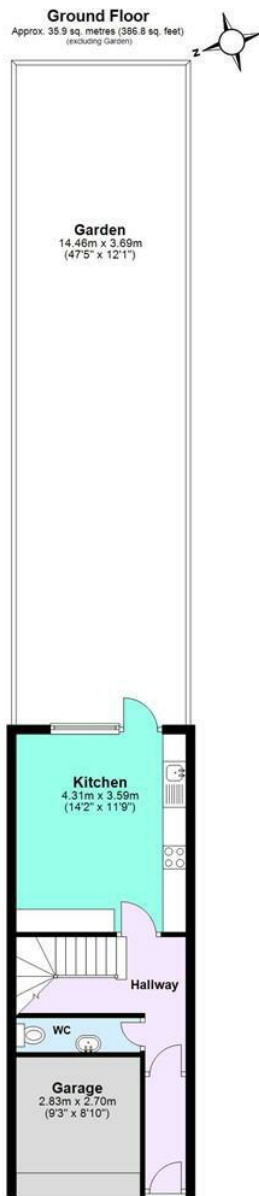


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- Spacious three bedroom townhouse arranged over three floors
- Three piece family bathroom suite
- Beautiful rear garden ideal for entertaining and family use
- Garage providing off street parking
- (0.8 miles) to East Ham and (1.8 miles) to Barking stations
- Welcoming entrance hall leading into a large fitted kitchen/diner
- Bright and airy reception room with large windows
- Private driveway
- Gas central heating and double glazing throughout
- Conveniently located near Nelson Primary School (144 ft) Brompton Manor Academy (2 miles) and Kingsford Community School (2 miles)







Total area: approx. 108.1 sq. metres (1163.5 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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