



Prince Regent Lane, London E13 8SE



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Guide Price £425,000 - £450,000

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Prince Regent Lane, London E13 8SE

DESCRIPTION

GUIDE PRICE £425,000 - £450,000.

This unique end-terrace house offers a delightful blend of comfort and convenience. Built in the early 19th century, this property boasts a generous living space, making it an ideal home for families or professionals seeking room to grow.

As you enter, you are welcomed by a bright and spacious living room, perfect for relaxation or entertaining guests. The property features three well-proportioned double bedrooms, providing ample space for rest and privacy. Additionally, there is a versatile room that can serve as a fourth bedroom or a dining room, catering to your lifestyle needs.

The first floor is thoughtfully designed with a bathroom, a separate WC, and an en-suite, ensuring practicality for busy households. One of the standout features of this home is the convenience of off-road parking, a rare find in London, allowing for easy access and peace of mind.

Situated in a superb location, this property offers excellent commuting options into Central London and Docklands with both Canning Town and Custom House DLR train stations nearby. This truly is a superb property which must be viewed to fully appreciate.

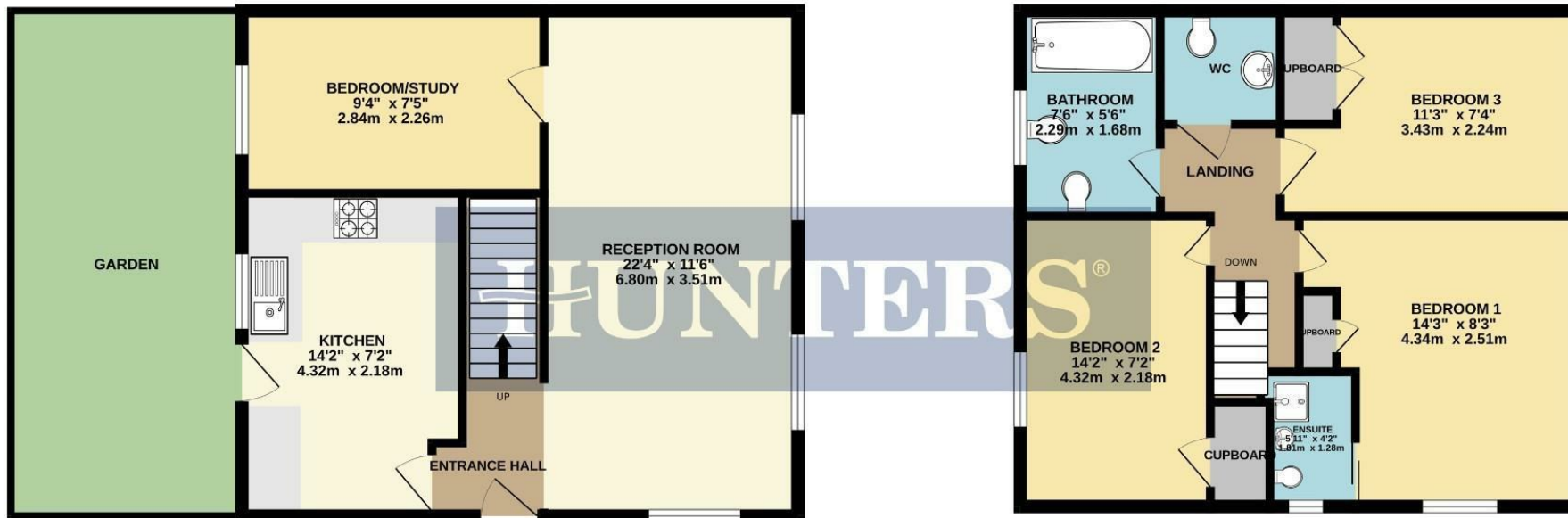




- 3 DOUBLE BEDROOMS WITH AN ADDITIONAL BEDROOM OR STUDY
- FIRST FLOOR BATHROOM , SEPERATE WC PLUS ENSUITE TO BEDROOM ONE
- END OF TERRACE
- OFF STREET PARKING
- GARDEN
- NO ONWARD CHAIN
- IDEAL FIRST TIME OR BUY TO LET INVESTMENT
- PLAISTOW STATION - DISTRICT AND HAMMERSMITH AND CITY LINES
- CANNING TOWN - JUBILEE AND DOCKLANDS LIGHT RAILWAY LINES
- CUSTOM HOUSE- ELIZABETH AND DOCKLANDS LIGHT RAILWAY LINES

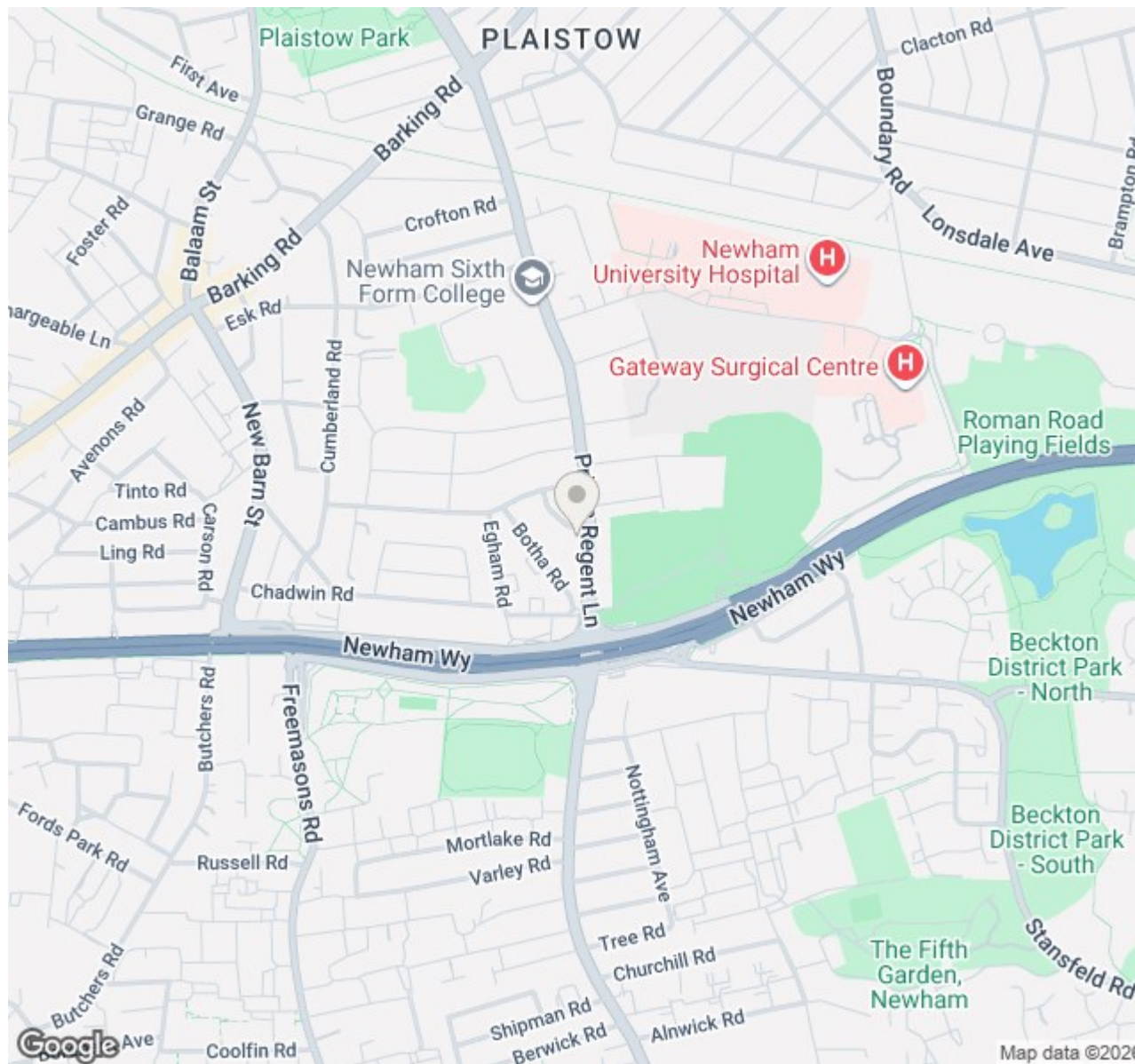
GROUND FLOOR

1ST FLOOR



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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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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	





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.