

YELLANDS
est 1930

FOR SALE



3 Bedroom



2 Bathroom



941 sqft

EPC
Rating C

GOOSELEY LANE

East Ham, E6

£390,000

Call us: 020 8491 8080

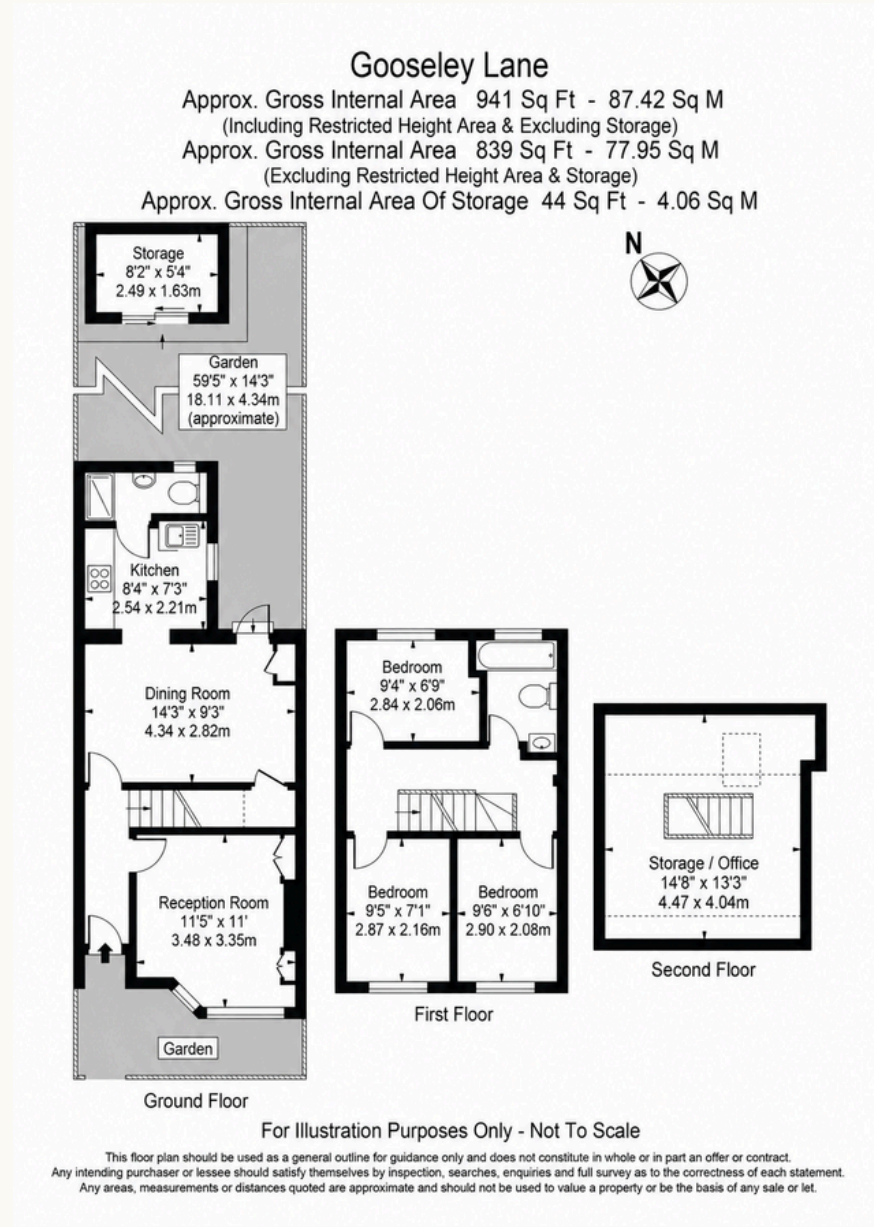


The Story of GOOSELEY LANE

Yellands are delighted to present this chain-free three-bedroom family home, offering generous accommodation, excellent scope for modernisation and exciting potential to extend (subject to the usual planning permissions). Situated on the ever-popular Gooseley Lane, this property presents an outstanding opportunity for families, investors and those looking to create a home tailored to their own style.

The ground floor comprises a bright bay-fronted reception room, a separate dining room, a fitted kitchen and a convenient ground floor shower room. To the rear, the property enjoys a generous private garden with a useful outbuilding, ideal for storage, a workshop or future garden office.

Some images have been digitally enhanced or virtually staged using AI to illustrate how the property may look when furnished. These images are for guidance only and may not reflect the current condition or exact layout of the property.



The first floor offers three well-proportioned bedrooms together with a family bathroom, while the converted loft provides a substantial storage room/home office, offering excellent flexibility for modern living.

Although the property would benefit from updating throughout, it provides a fantastic blank canvas with enormous potential to add value. There is also scope to extend to the rear and into the loft further (subject to the necessary planning permissions), making this an exciting long-term family home. Conveniently located within easy reach of excellent local schools, Central Park, High Street North and East Ham Underground Station (District and Hammersmith & City lines), the property also benefits from excellent road links via the A13 and A406.

This is a rare opportunity to acquire a spacious home in a sought-after residential location with exceptional potential.

Some images have been digitally enhanced or virtually staged using AI to illustrate how the property may look when furnished. These images are for guidance only and may not reflect the current condition or exact layout of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		