



Telham Road, East Ham, E6 6BW

Offers In Excess Of £425,000



** 4 BEDROOM TOWN HOUSE IN EAST HAM - IDEAL FAMILY HOME **

* GUIDE PRICE £440,000 TO £450,000 *

OC Homes are delighted to offer to the sales market this four-bedroom terraced house, split over 3 levels, which is situated on Telham Road in East Ham, E6. The property is a great size and boasts lots of potential to further improve and extend (STPP).

The accommodation comprises; Ground Floor - reception room, kitchen/diner, shower room and a low maintenance rear garden. The first floor has two double bedrooms, with a further two bedrooms and modern three piece bathroom suite on the second floor.

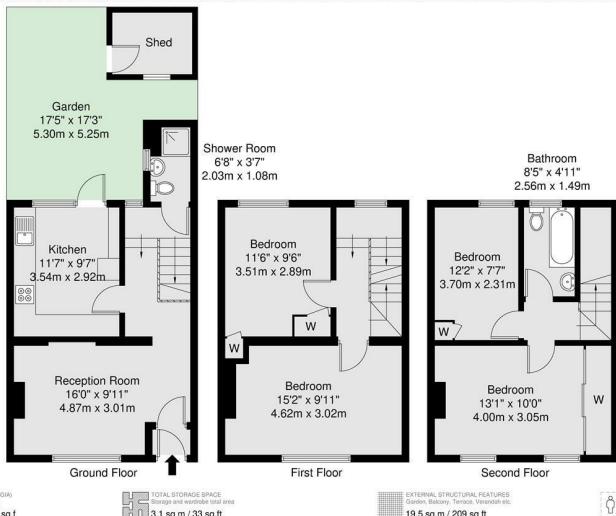
Situated close to High Street South, the property is within walking distance to East Ham Tube, allowing easy access to Stratford and The City of London. There are a number of local amenities within walking distance including a choice of bars, restaurants, and shops on both Barking Road and East Ham High Street as well as some excellent local schools and a number of local parks, including the popular Central Park. Offered to the market chain free, the property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes Sales team.

- 4 BEDROOM TOWN HOUSE
- THREE LEVELS
- EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY HOMES
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA)

101.2 sq m / 1089 sq ft

TOTAL STORAGE SPACE

Storage and washable total area
3.1 sq m / 33 sq ft

EXTERNAL STRUCTURAL FEATURES

Garden, Balcony, Terrace, Verandah etc.
19.5 sq m / 209 sq ft

RESTRICTED HEAD HEIGHT

Ceiling height under 5ft
0.08sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (F2 plus) | A | | |
| (B1-31) | B | | 84 |
| (69-80) | C | | |
| (55-64) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (F2 plus) | A | | 84 |
| (B1-31) | B | | |
| (69-80) | C | | |
| (55-64) | D | | 65 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.