



## Streatfeild Avenue, East Ham, E6 2LA Offers In The Region Of £550,000



**\*\* LARGER THAN AVERAGE FAMILY HOME IN SOUGHT AFTER LOCATION IN EAST HAM. CIRCA 1500 SQ FT WITH POTENTIAL TO CONVERT LOFT. CHAIN FREE \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes is delighted to offer to the sales market, this large three-bedroom terraced house to the sales market, ideally situated on the sought-after Burges Estate, off Barking Road, with several local amenities and excellent transport links. The property boasts almost 1500 sq ft of accommodation, is coming to the market for the first time in almost 50 years, and is the perfect family home with scope to further develop the sizeable loft space. A period house on a lovely tree-lined street in East Ham, the property is ideal for buyers looking for a traditional terraced house in a superb location to make their family home.

Accommodation comprises; Ground Floor - front garden, entrance hallway, spacious through lounge reception room, dining room, a great size modern kitchen/diner, ground floor bathroom, utility room, and access to a low maintenance east-facing rear garden. The first floor comprises three good size bedrooms, first floor w/c with wash basin, (formally shower room and can be re-installed) and access to a sizeable loft space, that has the potential to be converted to a fourth bedroom with an en-suite bathroom (STPP).

This property is located superbly for easy access to the numerous shops, bars, cafes and restaurants on High Street North and Barking Road, close to some wonderful parks and leisure facilities, and is less than a 10 minute walk to East Ham Tube Station. Offered chain free, it makes the ideal family home, and is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

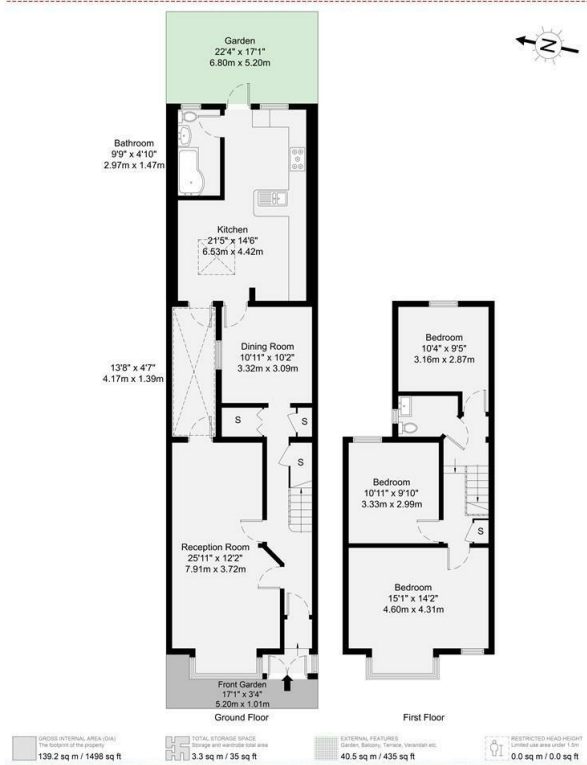
- GREAT SIZE 3 BED TERRACED HOUSE
- SOUGHT AFTER LOCATION
- WELL MAINTAINED FAMILY HOME FOR OVER 45 YEARS
- SCOPE TO FURTHER EXPAND
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- 10 MIN WALK TO EAST HAM TUBE
- CHAIN FREE

### 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.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>70</b>	<b>85</b>
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>68</b>	<b>85</b>
England & Wales	
EU Directive 2002/91/EC	



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