



Wall End Road, East Ham, E6 2NP Offers In The Region Of £425,000



**** END OF TERRACE WITH GREAT POTENTIAL IN SOUGHT AFTER LOCATION IN EAST HAM, SCOPE TO EXTEND TO REAR AND INTO LOFT. CHAIN FREE ****

*** VIRTUAL TOUR ONLINE ***

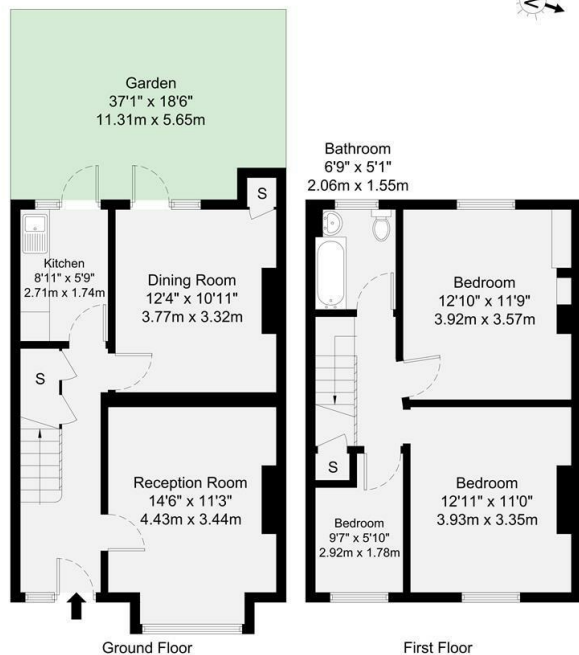
OC Homes is delighted to offer this three-bedroom end-of-terrace house to the sales market, ideally situated on the sought-after Burges Estate, with several local amenities and excellent transport links. The property is coming to the market for the first time in over 60 years and is the perfect project home with lots of scope for development. A period house on a lovely tree-lined street off Barking Road in East Ham, the property is ideal for buyers looking for a traditional terraced house in a superb location to put their stamp on.

Accommodation comprises; Ground Floor - front garden, entrance hallway, reception room, second reception room, kitchen, and access to a good size rear garden. The first floor comprises three bedrooms, a three piece bathroom, and access to a sizeable loft that has the potential to be converted to a fourth bedroom with an en suite bathroom (STPP). Furthermore, there is potential to further extend to the rear, creating a larger living space on the ground floor. This property does require modernisation throughout but has the scope to become a wonderful family home. It is offered chain-free, and is sure to attract a lot of interest so to arrange a viewing please call the OC Homes sales team now.

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.





GROUND INTERNAL AREA (GIA)
The footprint of this property
84.2 sq m / 906 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe space only
2.0 sq m / 21 sq ft

EXTERNAL FEATURES
Garden, Driveway, Terrace, Showerroom etc.
63.9 sq m / 687 sq ft

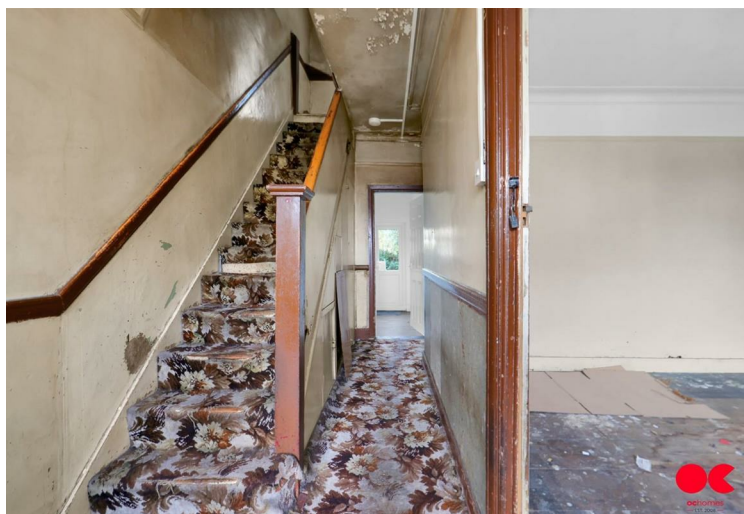
RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.0 sq m / 0.0 sq ft

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			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.