



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Lea Bridge Road, London E10 7LN | Guide Price £325,000 - £350,000  
Call us today on 0207 474 2345



### **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.

**GUIDE PRICE £325,000 - £350,000. This charming first-floor two-bedroom maisonette presents an excellent opportunity for those seeking a home with great potential. The property features a welcoming reception room, perfect for relaxation or entertaining guests.**

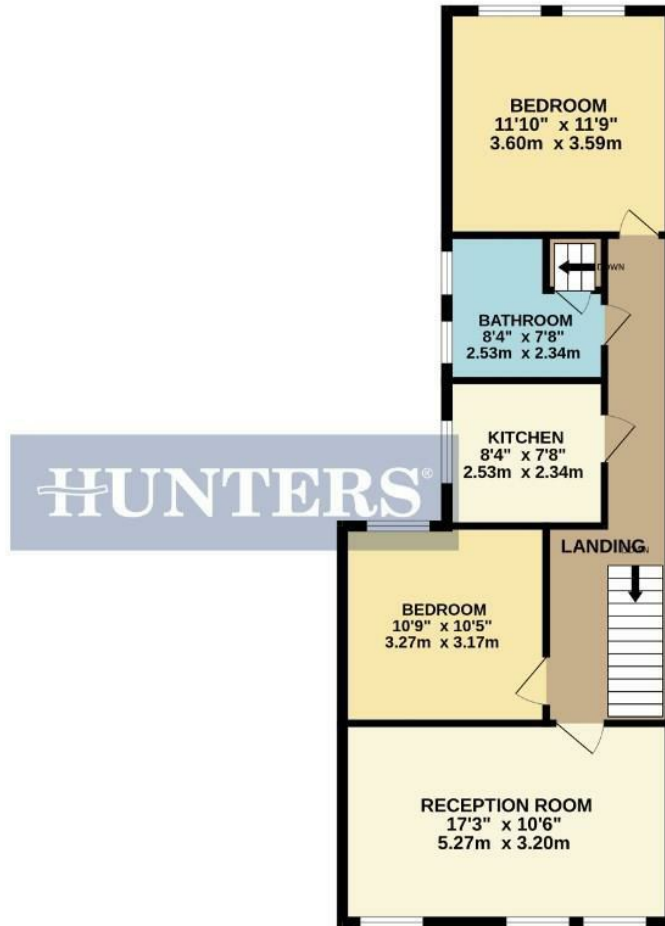
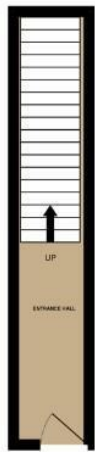
**One of the standout features of this maisonette is its own private garden section, offering a delightful outdoor space for gardening, al fresco dining, or simply enjoying the fresh air. While the property does require some internal modernisation, it is brimming with possibilities for those looking to put their personal touch on their new home.**

**Conveniently located, this flat is within easy reach of the Lea Bridge train line, providing excellent transport links for commuting or exploring the wider London area. Additionally, a variety of shops and local amenities are just a stone's throw away, ensuring that daily necessities are easily accessible.**

**With no onward chain, this property is ready for a new owner to make it their own. Whether you are a first-time buyer or an investor looking for a promising opportunity, this maisonette is certainly worth considering. Embrace the chance to create a lovely home in a bustling part of London.**

GROUND FLOOR

1ST FLOOR



- TWO BEDROOM TOP FLOOR MAISONETTE
- GARDEN
- NO ONWARD CHAIN
- LONG LEASE
- SPACIOUS LIVING ROOM
- GREAT POTENTIAL
- CLOSE PROXIMITY TO LEA BRIDE TRAIN LINE (GRT ANGLIA)
- IDEAL FIRST TIME OR BUY TO LET INVESTMENT

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.

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.

272 Barking Road, Plaistow, E13 8HR | 0207 474 2345 | plaistow@hunters.com

