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# Humberstone Road, Plaistow

## £425,000 Freehold



Set on the charming Humberstone Road in Plaistow, this delightful Mid Terrace house offers a wonderful opportunity for those seeking a comfortable and well-presented home. Boasting two spacious double bedrooms, this property is perfect for small families, couples, or individuals looking for extra space.

The reception room is inviting and provides a warm atmosphere, ideal for relaxation or entertaining guests. The well-maintained interiors reflect a sense of care and attention, making it easy for new owners to move in without the need for extensive renovations.

Situated in a popular residential area, this home benefits from its proximity to Plaistow Underground station, ensuring easy access to central London and beyond. Additionally, the nearby Greenway offers a lovely outdoor space for leisurely walks or cycling, enhancing the appeal of this location.

One of the standout features of this property is the south-facing garden, which invites plenty of natural light and provides a perfect setting for outdoor gatherings or quiet moments in the sun.

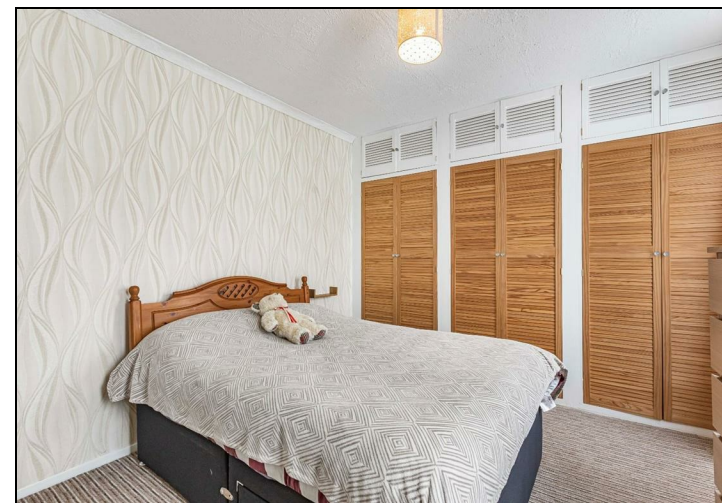
In summary, this house on Humberstone Road presents an excellent opportunity for those looking to settle in a vibrant community with convenient transport links and local amenities. Don't miss the chance to make this lovely property your new home.

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345  
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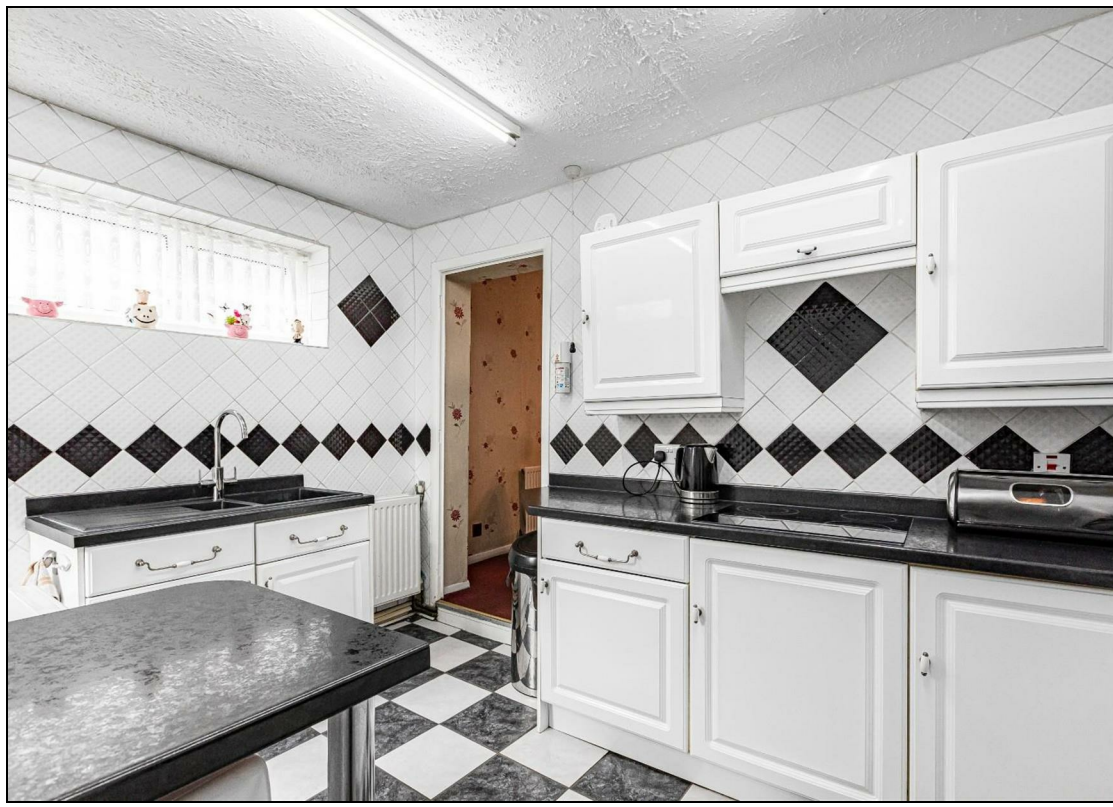


## KEY FEATURES

- TWO DOUBLE BEDROOMS
- THROUGH LOUNGE
- SOUTH FACING GARDEN
- LOCATED ON THE POPULAR NEW CITY ESTATE
- WELL PRESENTED
- IDEAL FIRST TIME BUY
- EASY REACH OF PLAISTOW UNDERGROUND & THE GREENWAY
- GROUND FLOOR BATHROOM





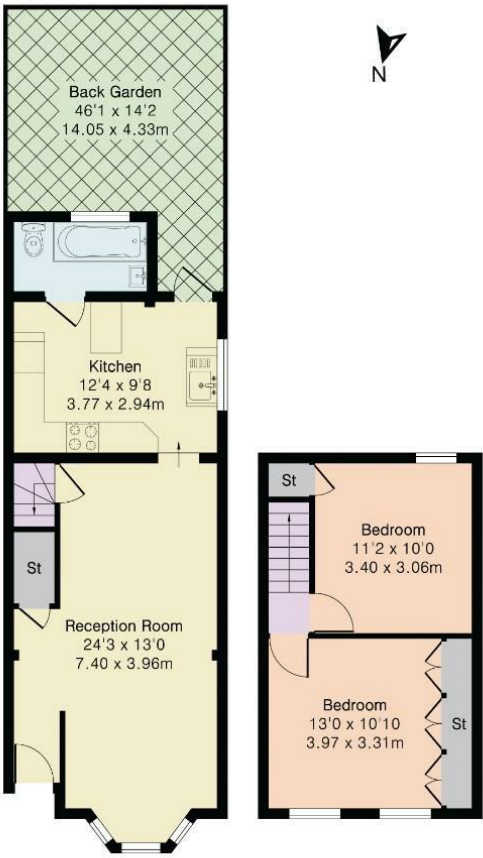




Approximate Gross Internal Area 757 sq ft - 71 sq m

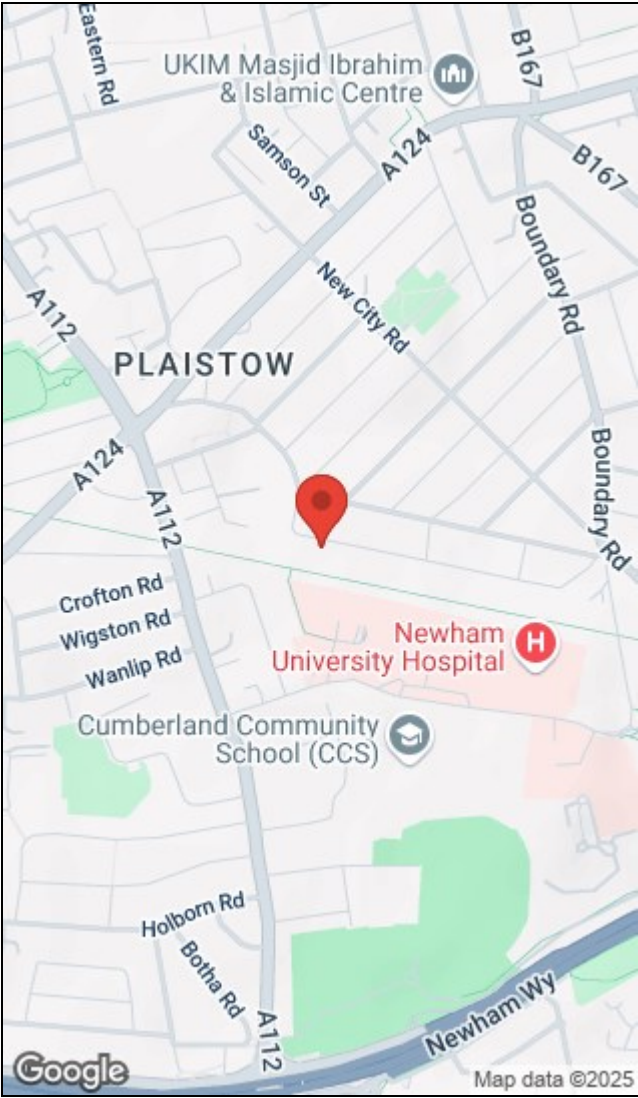
Ground Floor Area 470 sq ft – 44 sq m

First Floor Area 287 sq ft – 27 sq m



Ground Floor

First Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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