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# Selby Road, Plaistow, London, E13 8NB

## Guide Price £400,000 - £425,000



GUIDE PRICE £400,000-£425,000. Situated on a pretty residential turning is this delightful Victorian terrace flat which offers a perfect blend of character and modern living. The property itself is well presented throughout and boasts from a bright and airy front reception room, a further large dining room which opens onto the stylish fitted kitchen, making this a great place to wine and dine guest, a ground floor bathroom and a well maintained garden complete the ground floor. The first floor accommodates two large bedrooms, and a loft area. With no onward chain, this property is perfect buy for first time buyers or those looking to complete quick. An internal viewing is highly recommended to avoid missing out on this great home.

The location is particularly advantageous for those who value accessibility. Just a short distance away, you will find Canning Town underground station, which connects you to the Jubilee line and the Docklands Light Railway (DLR). Additionally, the Custom House DLR station and the Elizabeth line are within easy reach, making commuting to central London and beyond a breeze.

For those who enjoy shopping and leisure activities, the renowned Westfield Shopping Centre is just a short distance away, offering a plethora of retail options, dining experiences, and entertainment venues. Furthermore, Canning Town Recreation Ground is nearby, providing a lovely green space for outdoor activities, picnics, or leisurely strolls.

## KEY FEATURES

- VICTORIAN TERRACE
- TWO LARGE BEDROOMS
- WELL PRESENTED
  - GARDEN
- NO ONWARD CHAIN
- FANTASTIC FIRST TIME PURCHASE
- OPEN PLAN KITCHEN WITH DINING ROOM
- EASY REACH OF CANNING TOWN DLR AND ELIZABETH LINE
- DOUBLE GLAZED WINDOW
- POPULAR LOCATION







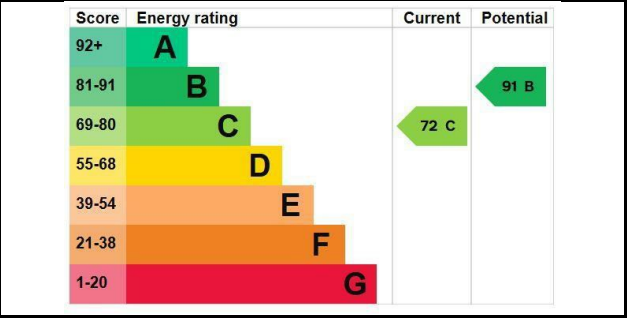
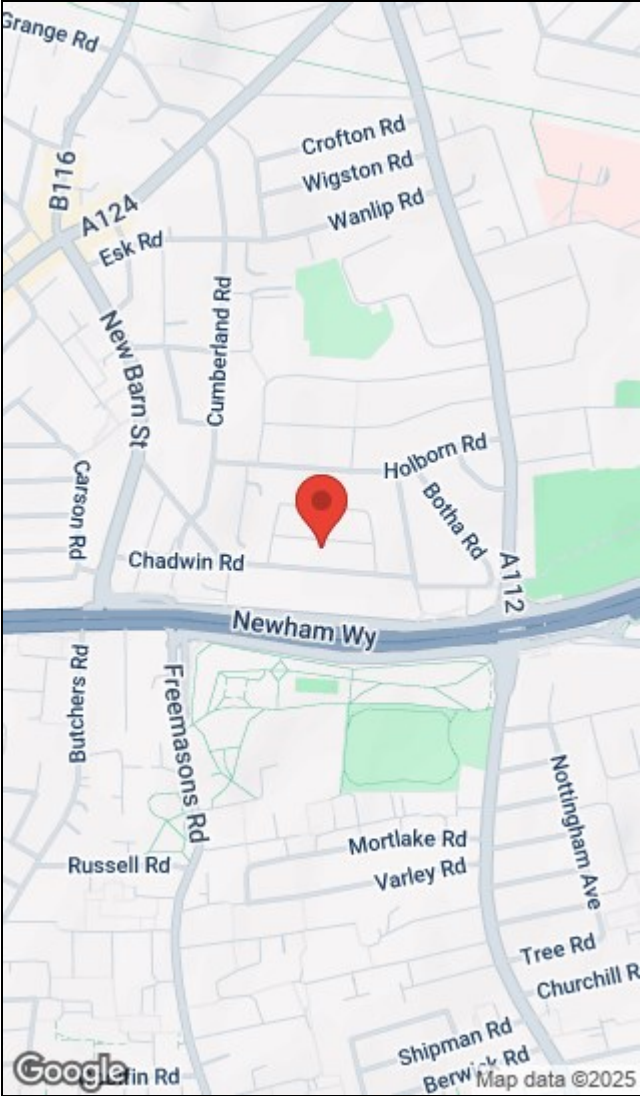








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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