

HUNTERS®

HERE TO GET *you* THERE



Upton Park Road

Forest Gate, E7 8JY

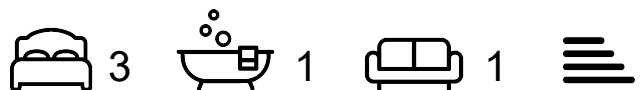
Guide Price £500,000

GUIDE PRICE £500,000-£525,000

Nestled on Upton Park Road in the lively area of Forest Gate, this charming terraced house presents an excellent opportunity for both families and investors alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

The location is particularly appealing, situated just off a vibrant green street that enhances the overall charm of the neighbourhood. Residents will appreciate the convenience of being within easy reach of Upton Park Underground station, providing quick access to central London and beyond.

This property holds immense potential, allowing for personal touches and improvements to create a truly bespoke home. Whether you are looking to settle down in a thriving community or seeking a promising investment, this house on Upton Park Road is a remarkable find. Don't miss the chance to explore the possibilities that await in this delightful residence.



HALLWAY

Carpet flooring, wall mounted radiator, stairs leading to first floor, understairs storage, door leading into hallway.

LIVING ROOM 22'6" x 11'10" (6.86 x 3.61)

Double glazed bay window to front aspect, carpet flooring, wall mounted radiator, gas fireplace with surround, coved ceiling, ceiling rose, double glazed window to rear aspect.

DINING ROOM 13'5" x 9'5" plus bay (4.09 x 2.87 plus bay)

Double glazed bay window to side aspect, gas fireplace with surround, power points, wall mounted radiator.

KITCHEN 9'10" x 9'9" (3.00 x 2.97)

Wall and base units with worktop incorporating single drainer sink, plumbing for washing machine, separate grill and oven, floor mounted boiler, door leading to rear garden.

FIRST FLOOR LANDING

Carpet flooring, access to all first floor rooms and loft hatch.

BEDROOM ONE 15'5" x 11'3" (4.70 x 3.43)

Double glazed window to front aspect, carpet flooring, wall mounted radiator, fitted wardrobes, power points.

BEDROOM TWO 11'0"x 10'0" (3.35x 3.05)

Double glazed window to rear aspect, carpet flooring, wall mounted radiator, power points.

BEDROOM THREE 9'5" x 6'9" (2.87 x 2.06)

Double glazed window to front aspect, wall mounted radiator, power points.

BATHROOM 6'4" x 5'4" (1.93 x 1.63)

Comprising of panelled bath with mixer tap, pedestal wash hand basin, low level w.c, wall mounted radiator, cupboard housing water tank, tiled walls, frosted double glazed window to side.

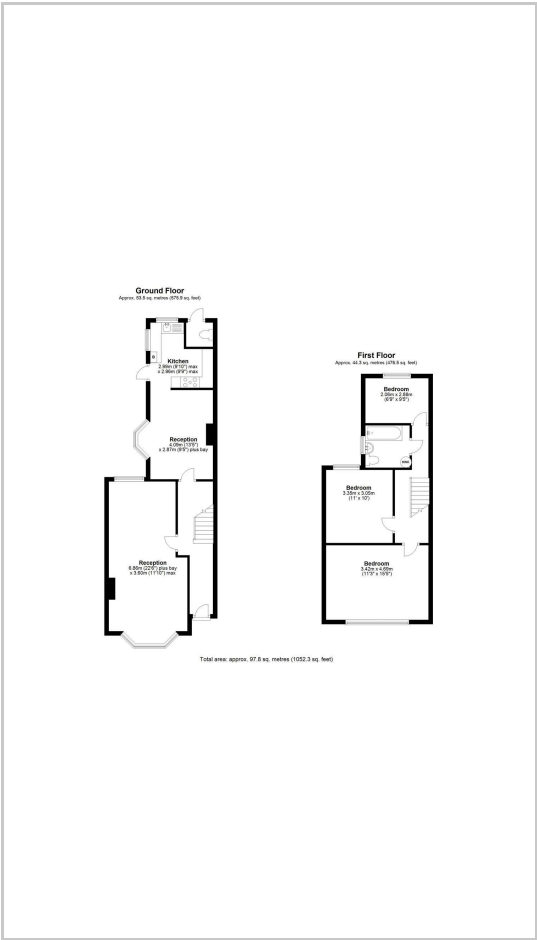
REAR GARDEN

Patio paved garden with fence to sides, outside brick built shed with power and lighting, fully functioning outside w.c, tap.

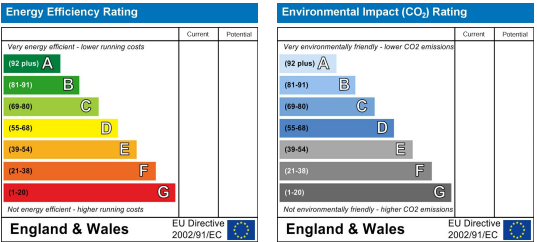
Area Map



Floor Plans



Energy Efficiency Graph



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. **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.