



Foster Road, Plaistow, London, E13 8BT

- Two Bedrooms
- Fitted Kitchen
- Located For Local Amenities
- Star Lane DLR
- Development Opportunity
- Lounge
- First Floor Bathroom
- Plaistow, West Ham and Canning Town Stations
- Planning Permission For Rear Extension and Dormer
- Being Offered Chain Free

Guide Price: £400,000 - £440,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

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Positioned on residential turning in Plaistow is this well presented bright and airy home arranged over two storeys. The ground floor accommodation comprises of a fitted kitchen and a through lounge with patio doors leading onto garden. The first floor comprises of two bedrooms with a family bathroom.

Located well for all local amenities with Plaistow, West Ham, Canning Town underground stations along with Star Lane DLR all providing easy access to Canary Wharf, Stratford and the City. The property also has planning permission for rear extension with dormer. Being offered chain free.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Neoprog ©2022

Viewing

Please contact our Hunters Plaistow Office on 0207 474 2345 if you wish to arrange a viewing appointment for this property or require further information.

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 Tel: 0207 474 2345 Email: plaistow@hunters.com <http://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.

