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Cow Leaze, Beckton, E6 6WX



Guide Price: £425,000 - £450,000

You will find in this delightful house in the charming area of Cow Leaze, Beckton, it offers a perfect blend of comfort and convenience.

With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is designed to maximise space and light, creating a pleasant living environment.

Residents can enjoy access to local amenities, including shops, schools, and parks, making it an excellent choice for families. The area is well-connected by public transport, providing convenient links to central London and beyond.

LOUNGE

16' x 13'6" narr to 10'

Laminated flooring, wall mounted radiator, double glazed patio doors to rear leading onto rear garden.

KITCHEN

11' x 9' narr to 6'6"

Range of wall and base units, roll top work surface, sink and drainer, extractor hood, wall mounted radiator, tiled splash back, double glazed window to front.

GARDEN

30'

Part decked area, mainly laid to lawn.

FIRST FLOOR LANDING

Loft hatch, carpet flooring, built in airing cupboard.

BEDROOM ONE

13'5" x 8'10"

Two double glazed windows to front, wall mounted radiator, carpet flooring.

BEDROOM TWO

11'2" x 6'8"

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

BEDROOM THREE

9'2" x 6'3"

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

BATHROOM

Three piece comprising panelled bath with mixer tap and shower attachment, wash hand basin, low level w.c, wall mounted radiator, part tiled walls.

KEY FEATURES

- TERRACED HOUSE
- THREE BEDROOMS
 - LOUNGE
 - KITCHEN
- FIRST FLOOR BATHROOM
- OFF STREET PARKING
- EASY REACH TO BECKTON DLR
- LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

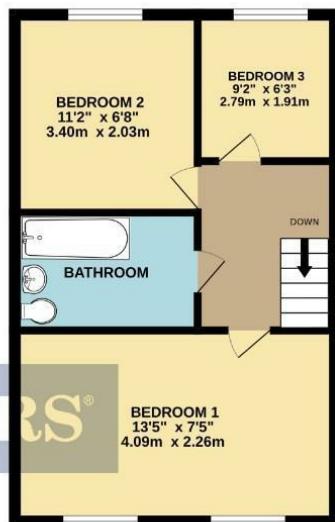
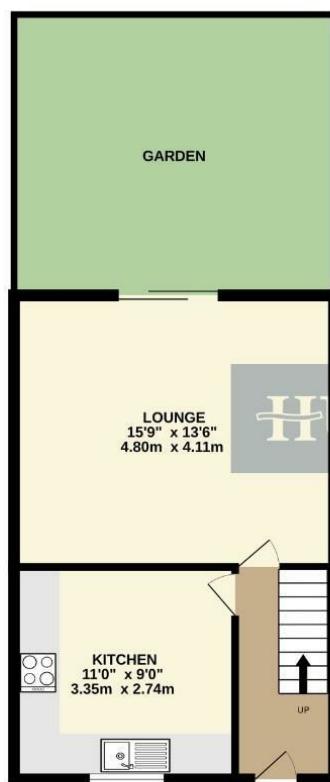






GROUND FLOOR

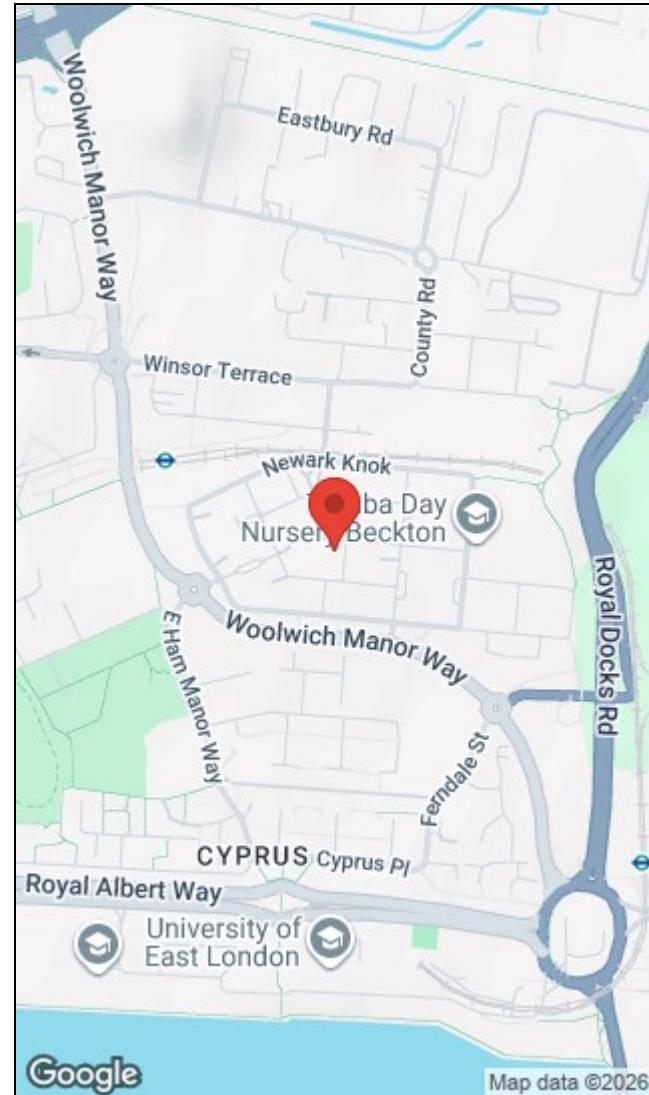
1ST FLOOR



Whilst every care has been taken to ensure the accuracy of the floor plan contained here, measurements of walls, rooms and any other items are approximate and no responsibility is accepted for any inaccuracy or miss-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 condition can therefore be given.

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



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