

HUNTERS[®]

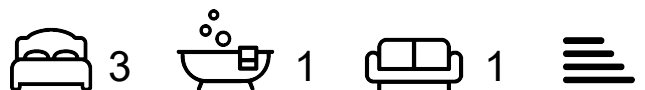
HERE TO GET *you* THERE



Gresham Road

Canning Town, E16 3DU

Guide Price £400,000



Guide Price: £400,000 - £430,000

Situated within easy reach of Custom House and Prince Regents Lane DLR and future Cross Rail is this splendid semi-detached family home. The properties on offer boast bright and spacious rooms including three bedrooms, spacious kitchen/diner, ground floor bathroom and separate w.c. The location and amenities nearby are ideal for those who commute to the city or Docklands. London Excel, City Airport and UEL university are all within easy reach to the property.



LOUNGE 13'3" x 12'3" (4.04 x 3.73)
Double glazed square bay window to front, laminated wood effect flooring, fireplace, understairs storage, wall mounted gas central heating.

KITCHEN/DINER 19'5" x 8'9" (5.92 x 2.67)
Double glazed windows to side and rear, range of all and base units, roll top work surface, sink and drainer, part tiled/wood flooring, electric cooker with extractor above.

BATHROOM 6'5" x 5'11" (1.96 x 1.80)
Panelled bath with overhead shower attachment, wash hand basin, wall mounted gas central heating, tiled walls, lino flooring.

SEPARATE W.C 4'8" x 2'3" (1.42 x 0.69)

REAR GARDEN 28'0" (8.53)
Concrete tiles, shed to rear.

FIRST FLOOR LANDING
Access to all first floor rooms.

BEDROOM ONE 15'3" x 12'0" (4.65 x 3.660.00)
Double glazed square bay window and separate double glazed window to front, laminated wood effect flooring, wall mounted gas central heating.

BEDROOM TWO 12'4" x 8'6" (3.76 x 2.59)
Double glazed window to rear, laminated wood effect flooring, wall mounted gas central heating, wall mounted boiler.

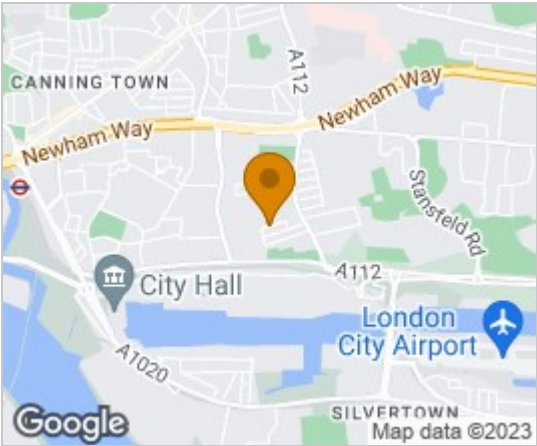
BEDROOM THREE 9'2" x 6'5" (2.79 x 1.96)
Double glazed window to rear, laminated wood effect flooring, wall mounted gas central heating.

TENURE - FREEHOLD

COUNCIL TAX BAND - C

LOCAL AUTHORITY - LONDON BOROUGH OF NEWHAM
Double glazed window to rear, low flush w.c

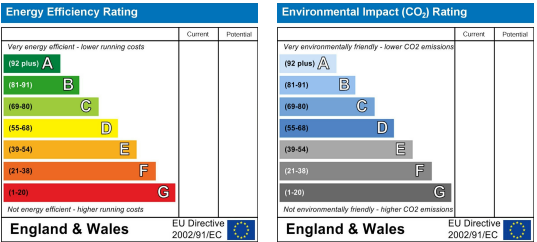
Area Map



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.