



Lucas Avenue

Plaistow, E13 0QP

Asking Price: £550,000



- THREE BEDROOMS
- KITCHEN
- FIRST FLOOR BATHROOM
- EXCELLENT TRANSPORT LINKS

- THREE RECEPTIONS
- GROUND FLOOR SHOWER ROOM
- OFF STREET PARKING

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Set within a desirable turning in heart of Upton Park, and along a tree lined turning, is a well proportioned three bedroom mid-terraced home.

With a host of primary and secondary schools within reach and excellent transport links, as well as many local shops and amenities, this period home must be inspected internally to fully appreciate the size of accommodation on offer, this is an ideal opportunity for growing families to purchase a great home in a fantastic location.

RECEPTION ONE

13'8" x 11'6" (4.17m x 3.51m)

RECEPTION TWO

11'3" x 9'11" (3.43m x 3.02m)

RECEPTION THREE

22' x 9'11" (6.71m x 3.02m)

KITCHEN

12' x 9'11" (3.66m x 3.02m)

SHOWER ROOM**GARDEN****OUTBUILDING**

14'5" x 9'3" (4.39m x 2.82m)

FIRST FLOOR**BEDROOM ONE**

15' x 13'8" (4.57m x 4.17m)

BEDROOM TWO

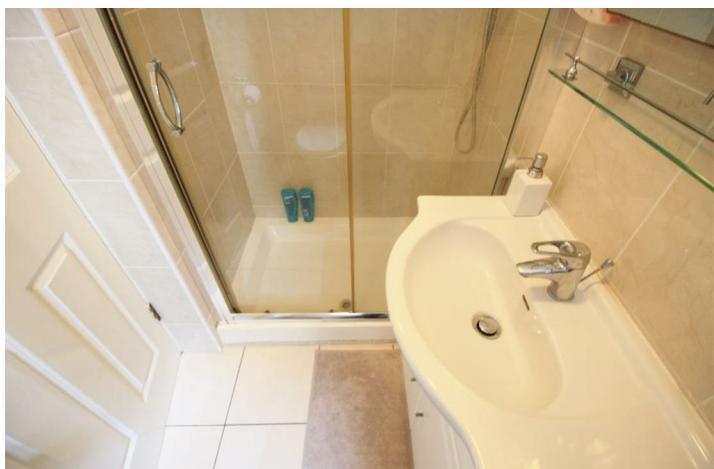
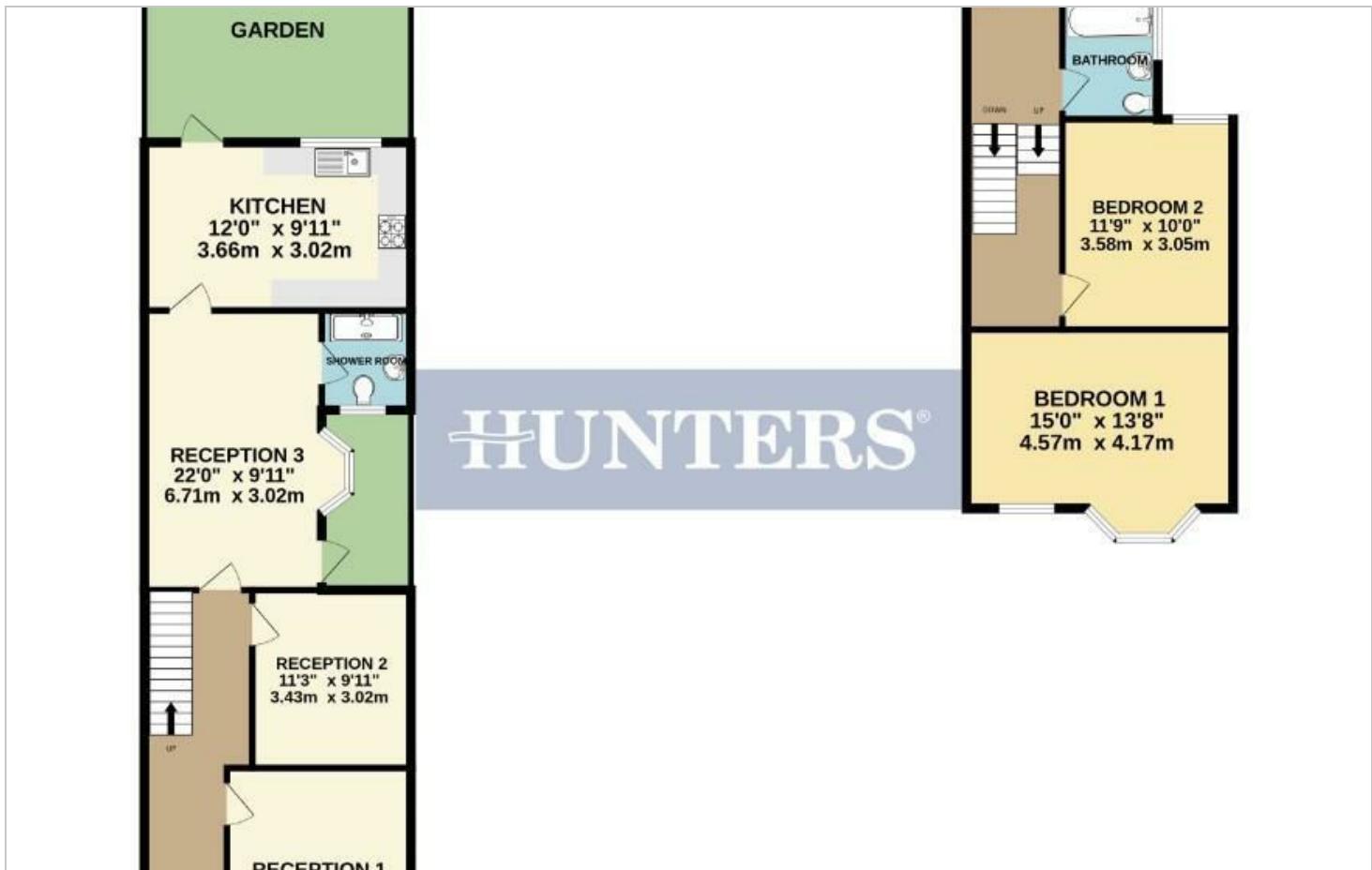
11'9" x 10' (3.58m x 3.05m)

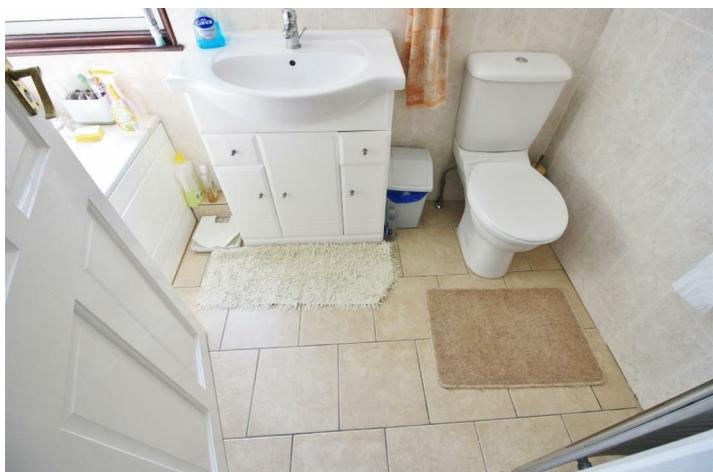
BEDROOM THREE

12'8" x 9'6" (3.86m x 2.90m)

BATHROOM

Floorplan





Tel: 0207 474 2345



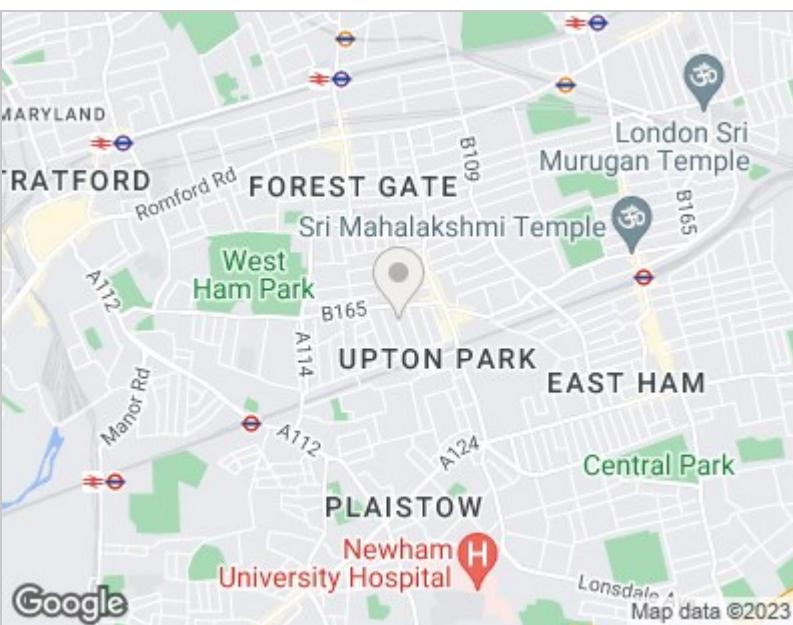
Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

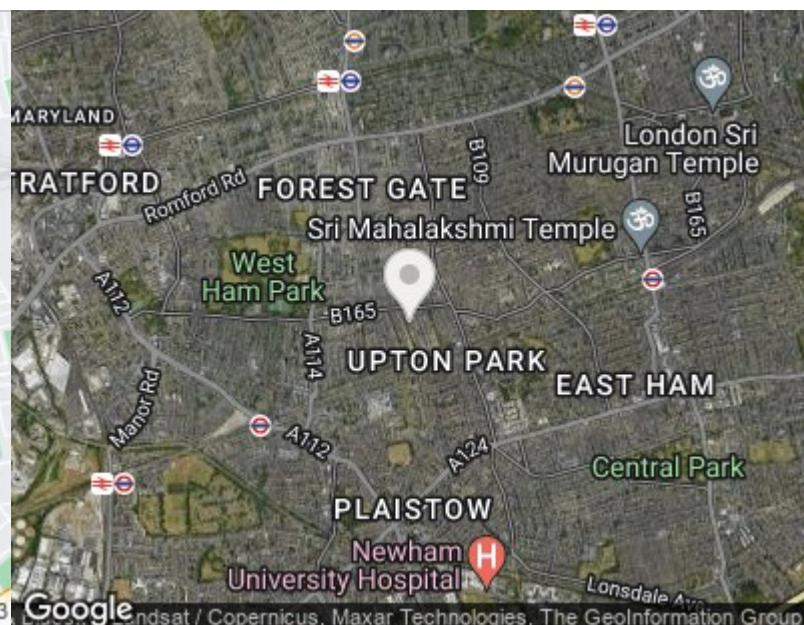
Viewing

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.

Road Map



Hybrid Map





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.

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