



**HUNTERS®**  
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**Chesterton Road, Plaistow, E13 8BB**

**Guide Price £260,000 - £280,000**



**GUIDE PRICE £260,000-£280,000. SHARE OF FREEHOLD**, This charming ground floor period conversion is located moments away from Plaistow Underground, local shops and the Greenway. The property on offer boast from spacious room sizes, including a large kitchen and its own private garden. The property has the added advantage of a fabulous long lease and share of the freehold. With no onward chain and well presented, this property is ideal for first time buyers and investment buyers who are looking to buy quickly.

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345  
plaistow@hunters.com | [www.hunters.com](http://www.hunters.com)



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**COMMUNAL HALLWAY**  
Door leading to hallway.

**HALLWAY**  
Laminated wood effect flooring.

**LOUNGE**  
11'9" x 9'8"  
Double glazed bay window to front, laminated flooring, wall mounted radiator, power points.

**BEDROOM**  
10'8" x 9'7"  
Double glazed patio doors to rear with access to rear garden, wall mounted radiator, laminated flooring, power points.

**KITCHEN**  
10'3" x 8'10"  
Comprising of base units with roll top work surface, sink and drainer, double glazed window to side and rear, door to side leading onto rear garden, laminated flooring, wall mounted boiler, wall mounted radiator.

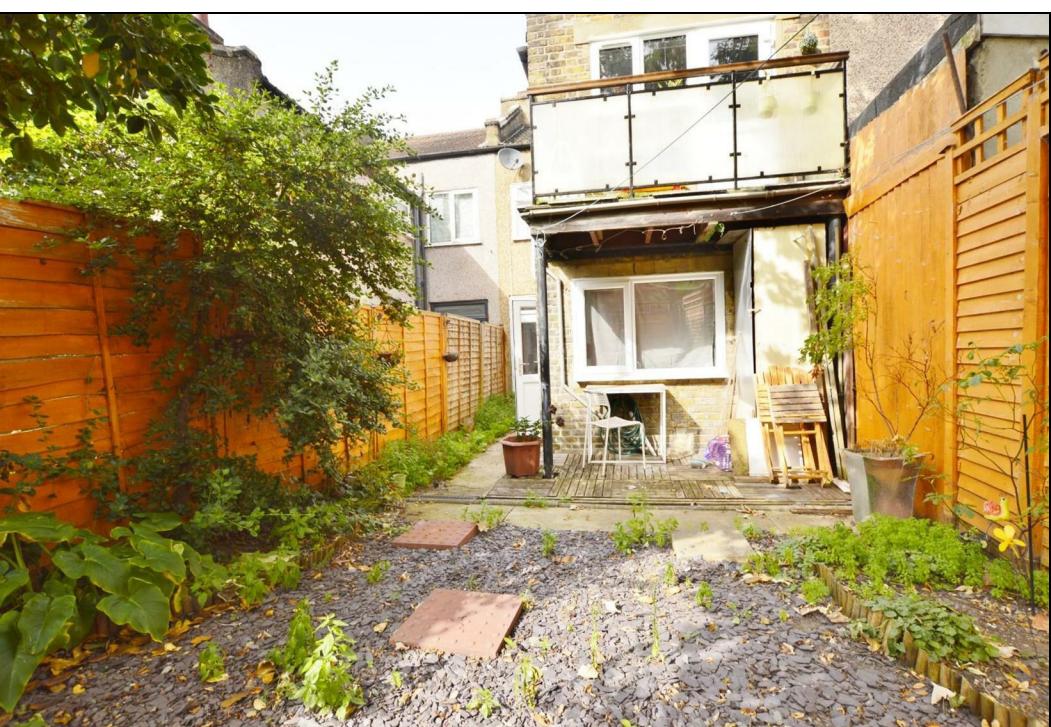
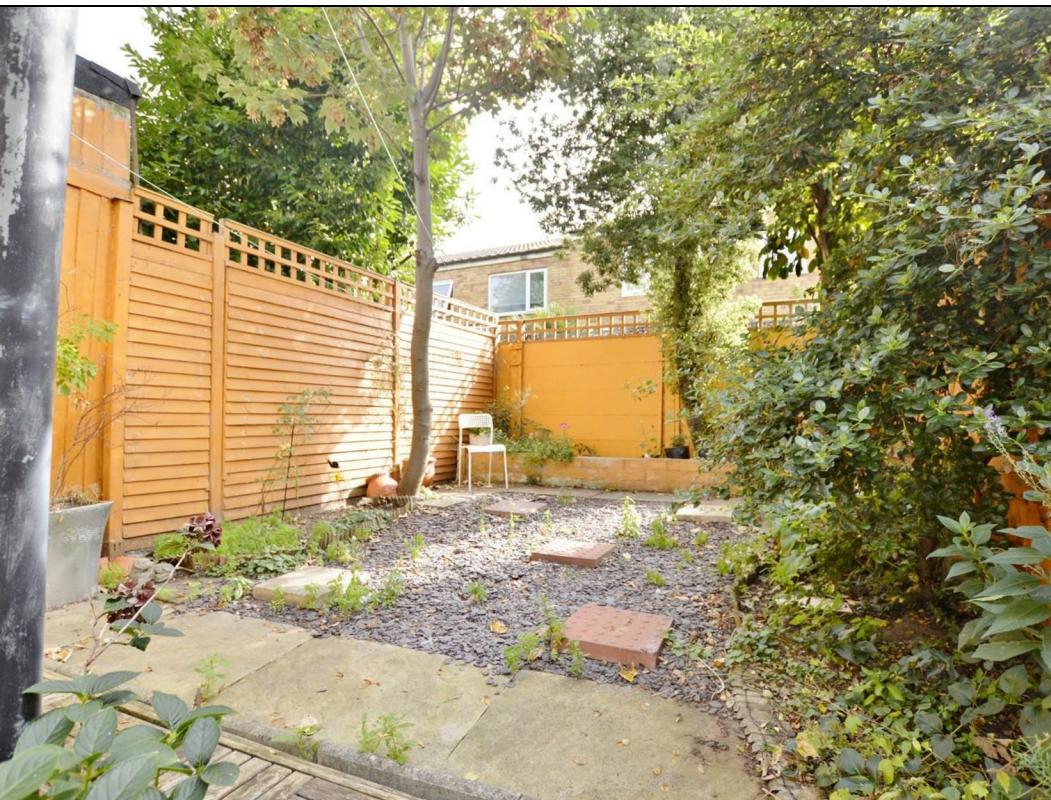
**SHOWER ROOM**  
Corner shower cubicle with sliding doors, low level w.c, wash basin, frosted window to side.

**GARDEN**  
Part patio with shrubs and raised flower beds, fence surround.

## KEY FEATURES

- ONE BEDROOM CONVERSION
- OWN PRIVATE GARDEN
- LONG LEASE
- SHARE OF FREEHOLD
- WELL PRESENTED
- EASY REACH OF PLAISTOW UNDERGROUND
- CHAIN FREE
- CLOSE TO SHOPS AND PARKS



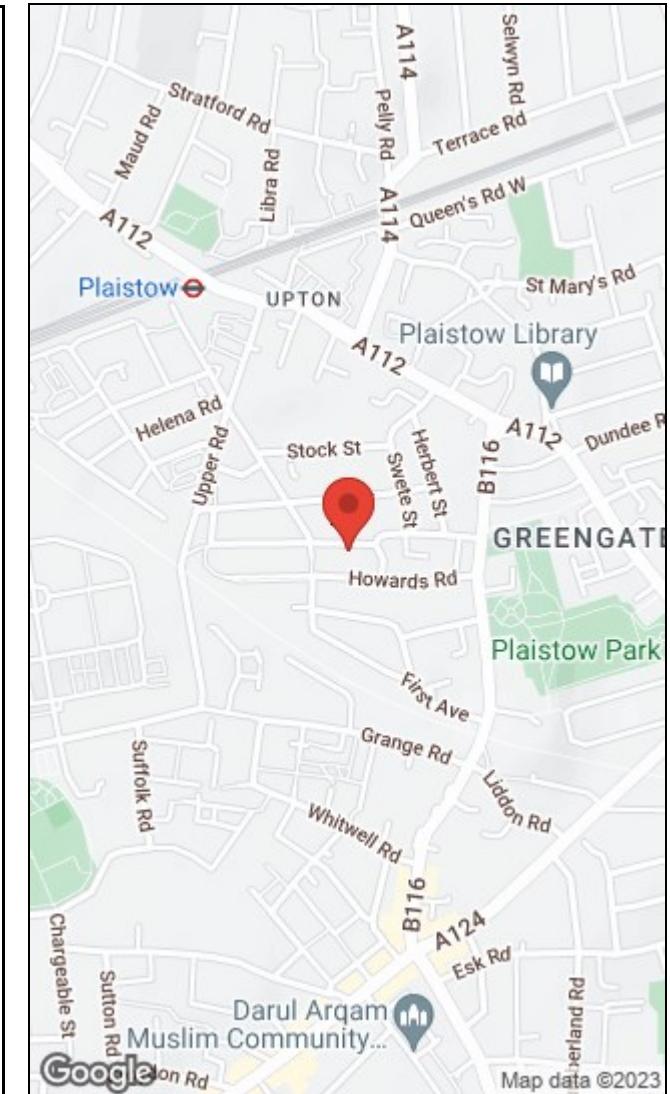


GROUND FLOOR



HUNTERS®

Whilst every effort has been made to ensure the accuracy of the floorplans contained here, no 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 not 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 or working order can be given.  
Made with Metropix 62023



Map data ©2023

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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