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Sheerwater Road, Beckton, London, E16 3SU

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Guide Price £470,000 - £490,000

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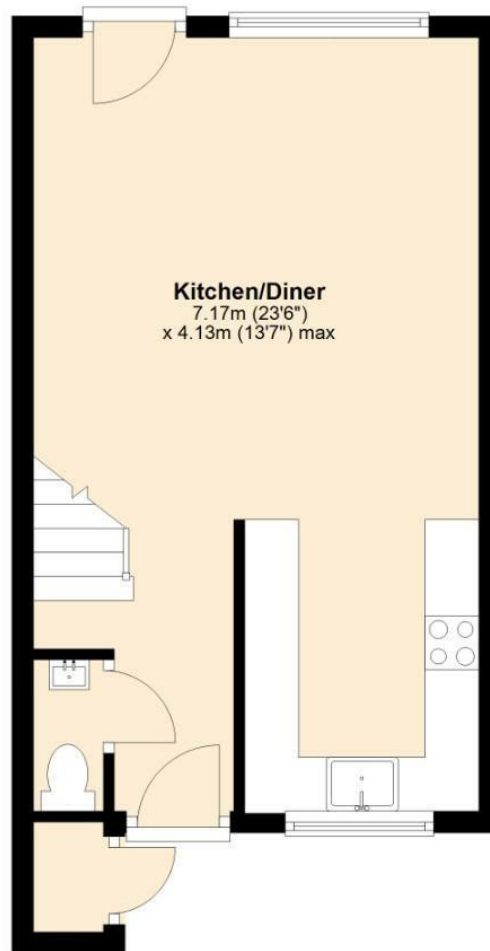
Set within this private Cul-de-sac turning overlooking trees and communal gardens, is this stunning three bedroom Semi Detached property. The property has been tastefully refurbished throughout by the current owners who carefully designed the contemporary fittings that are on offer. A luxury fitted kitchen has been installed which complements the open plan living room, wasting no space, a handy cloakroom off the hallway has been fitted for convenience. The property enjoys a lovely low maintenance garden, to where the rear gates allows space for secure off street parking. The first floor comprises from two double bedrooms and smaller third room which could be a great area for those working from home or a nursery. With both Custom House and Prince Regent DLR nearby, the property offers great transport links and easy commute into both central London and the Docklands.

An internal viewing is a must to fully appreciate the property on offer.

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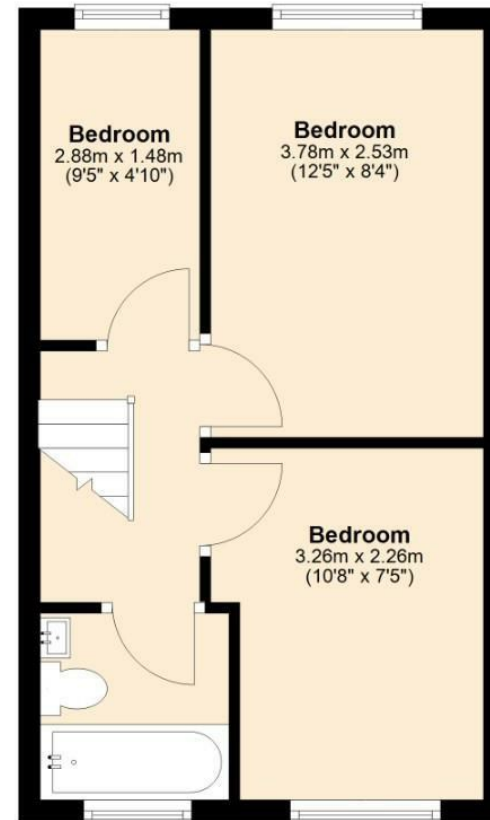
Ground Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.2 sq. feet)



Total area: approx. 59.7 sq. metres (642.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY

Tiled flooring, access into lounge/kitchen/dining area, door to ground floor w.c, stairs to first floor.

W.C.

Low level w.c, wash basin.

LOUNGE/KITCHEN/DINING AREA

23'6" x 13'7"

Lounge/dining area:

Laminated flooring, double glazed window and double glazed door to rear garden

Kitchen area:

Tiled flooring, range of wall and base units, roll top work surface, sink and drainer, electric hob with extractor hood above, wall mounted oven, integrated microwave, double glazed window to rear.

REAR GARDEN

Concrete path, lawned area, gate to rear.

FIRST FLOOR**BEDROOM ONE**

12'5" x 8'4"

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

BEDROOM TWO

10'8" x 7'5"

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

BEDROOM THREE

9'5" x 4'10"

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

BATHROOM

Double glazed window front, panelled bath with mixer tap and shower attachment, low level w.c, wash basin in vanity unit, tiled walls and flooring, heated towel rail.

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. 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.



