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Chandler Avenue, Canning Town, London, E16 4AA

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Guide Price £450,000 - £475,000

GUIDE PRICE £450,000-£475,000. This spacious three-bedroom Victorian terrace house offers a delightful blend of character and offer huge potential. As you step inside, you are greeted by a welcoming reception room that exudes warmth and charm, perfect for relaxing or entertaining guests.

The property boasts a separate dining room, providing an ideal space for family meals or dinner parties, allowing you to create lasting memories with loved ones. The first-floor bathroom is conveniently located, ensuring ease of access.

One of the standout features of this home is the lovely garden, a tranquil oasis where you can unwind after a long day or enjoy weekend barbecues with friends and family.

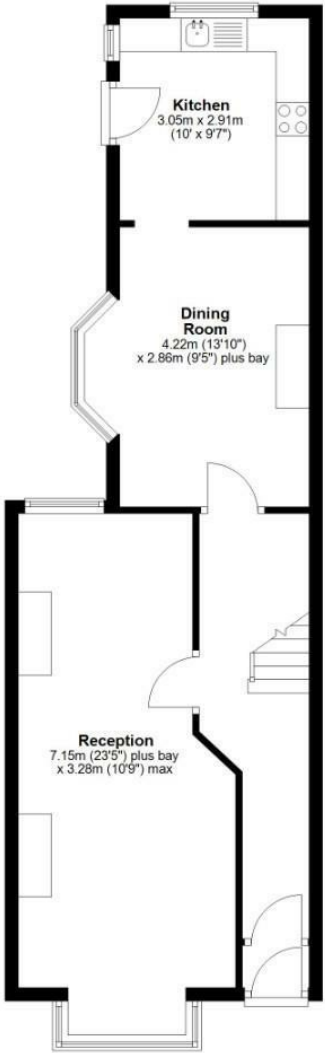
Additionally, the property is situated near the historic Charlie Chaplin and Gandhi Memorial Park, offering a picturesque setting for leisurely strolls or outdoor activities. This location not only provides a sense of community but also connects you to the rich history of the area.

This Victorian terrace house is perfect for families or professionals seeking a spacious and inviting home in a vibrant neighbourhood. With its charming features and huge potential to stamp your own mark, it presents an excellent opportunity for those looking to settle in Canning Town. Don't miss the chance to make this lovely property your new home.

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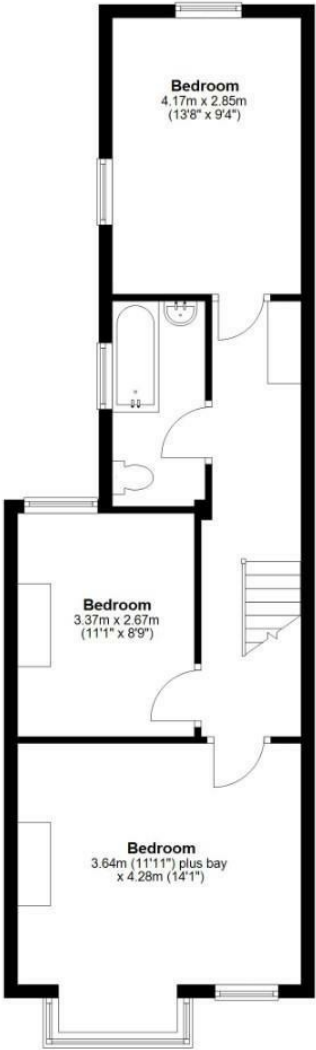
Ground Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



First Floor

Approx. 52.4 sq. metres (563.6 sq. feet)



Total area: approx. 106.2 sq. metres (1142.9 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		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

HALLWAY

Carpet flooring, understairs storage cupboard, stairs to first floor.

THROUGH LOUNGE

23'5" x 10'9"

Double glazed window to front and rear, carpet flooring, gas fire, power points.

DINING ROOM

13'10 x 9'5" plus bay

Double glazed window to side, carpet flooring, gas fire, power points.

KITCHEN

10' x 9'7"

Range of wall and base units, roll top work surface, sink and drainer, double glazed window to rear, door to rear garden.

GARDEN

Paved patio garden with shrubs and fence to side.

LANDING

Carpet flooring, airing cupboard.

BEDROOM ONE

14' 1" x 11'11" plus bay

Double glazed window to front, carpet flooring, power points.

BEDROOM TWO

11'1" x 8'9"

Double glazed window to rear, carpet flooring, power points.

BEDROOM THREE

13'8" x 9'4"

Double glazed window to side and rear, carpet flooring, power points.

BATHROOM

Panelled bath with mixer tap, pedestal wash basin, low level w.c, wall mounted emersion hot water boiler, frosted double glazed window to side.

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.







