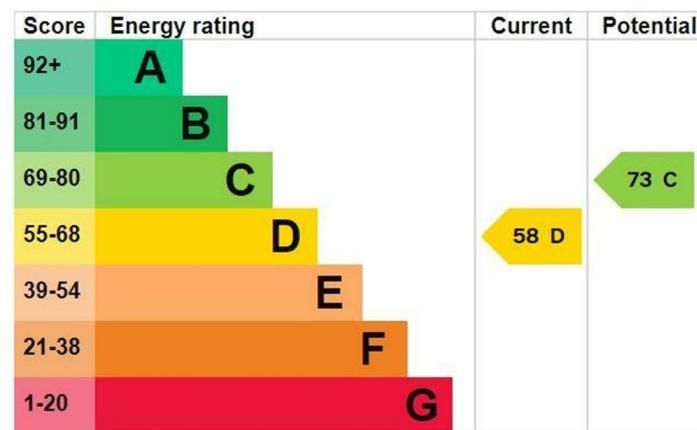




**HUNTERS®**  
HERE TO GET *you* THERE

**Chadwin Road, Plaistow, E13 8ND | Asking Price £275,000**  
**Call us today on 0207 474 2345**



#### 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.

Introducing a spacious 2-bedroom Victorian maisonette arranged over two storeys, situated on the 1st and 2nd floor. This property presents an excellent opportunity for those looking to add their personal touch as it requires modernisation. Although lacking Victorian features, the maisonette offers a comfortable layout and convenient access to various amenities. Here are the key details:

**The property comprises two bedrooms, providing ample space for residents or guests.**

The maisonette includes a separate kitchen, allowing for culinary pursuits and meal preparations in a dedicated area. A spacious living room is available, providing a versatile space for relaxation and enjoyment. The property features a bathroom, which may benefit from modernisation to suit personal preferences.

**In Need of Modernisation:** It's important to note that the property requires updating and modernisation to fulfil its full potential.

**Location:** The maisonette benefits from its proximity to Canning Town station, Prince Regents DLR, and Custom House DLR, that has Crossrail service with the Elizabeth line. These transportation options offer excellent connectivity to various parts of the city, making commuting and exploration convenient.

**The property is conveniently located near schools and amenities, providing easy access to essential services, shopping, and recreational facilities.**

**This property is being offered chain free, ensuring a smoother buying process without the need to wait for chain-related transactions.**

**This 2-bedroom Victorian maisonette presents an exciting opportunity for buyers looking to transform a property to their own taste. Its favorable location, close to transportation links, schools, and amenities, adds further appeal. Contact us now to arrange a viewing or to obtain additional information about this chain-free opportunity.**

## FIRST FLOOR LANDING

Access to all rooms, stairs leading to bedroom two.

## LOUNGE

14'3" x 9'8"

Double glazed windows to front, laminated flooring, wall mounted boiler, wall mounted radiator.

## KITCHEN

8'9" x 5'11"

Fitted wall and base units, roll top work surface, sink and drainer, tiled splash backs, lino flooring.

## BEDROOM ONE

10'8" x 9'10"

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

## BEDROOM TWO

14'6" x 12'

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

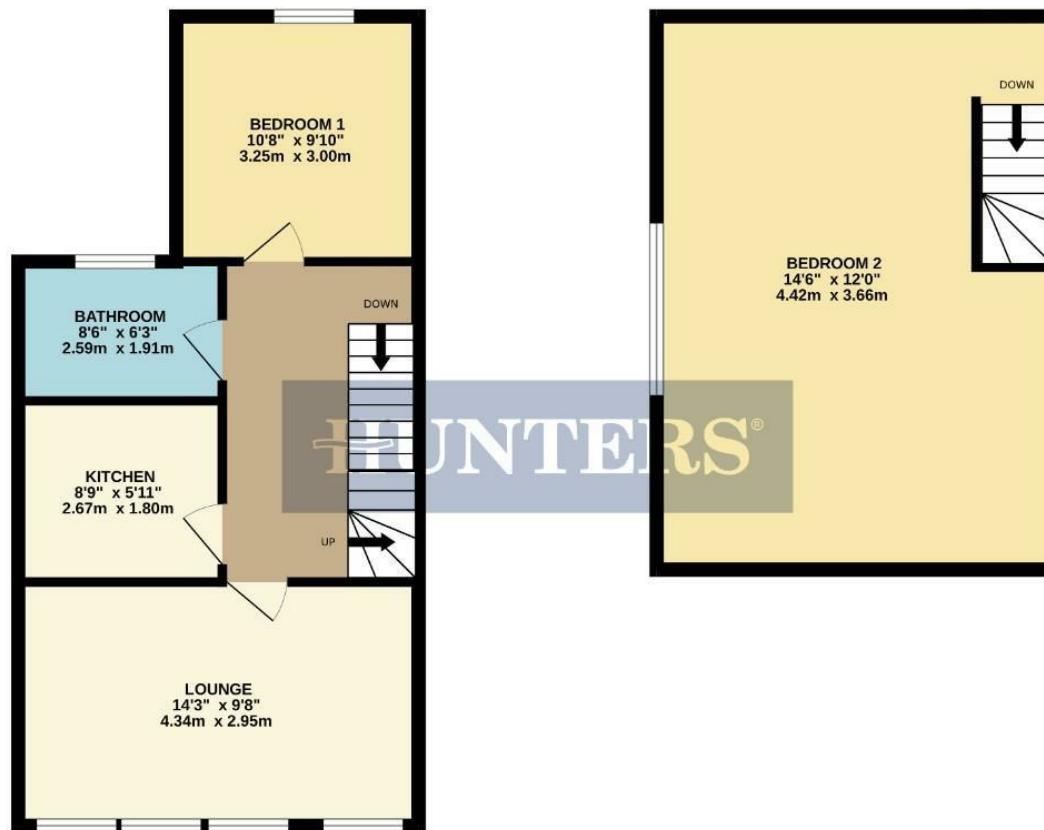
## BATHROOM

8'6" x 6'3"

Three piece suite comprising of panelled bath with mixer tap and shower attachment, wash hand basin, low level w.c, part tiled wall, double glazed window.

FIRST FLOOR

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, radiators and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be used as a plan 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.  
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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.

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

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