



HUNTERS®
HERE TO GET *you* THERE

Garfield Road, Plaistow | Guide Price £400,000- £425,000
Call us today on 0207 474 2345



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

Guide Price £400,000- £425,000

Highly convenient location, just a stone's throw away from Plaistow and Canning Town stations, lies this three-bedroom home. this property offers a delightful living space that is both generous and inviting. Additionally, the ground floor features a well-appointed bathroom, ensuring convenience for all occupants. An attractive aspect of this house is that it is available with no onward chain, making the transition to a new home even smoother. Perfectly positioned, the property provides effortless access to both the City and Docklands, making the daily commute a breeze for residents. With its superb proximity to the nearby stations, this house truly offers the best of both worlds - your own little retreat within easy reach of bustling urban centres.

ENTRANCE

Front door leading into lounge.

LOUNGE

16'0"x 12'4"

Double glazed window to front aspect, wall mounted radiator, carpet flooring, power points, staircase to first floor.

KITCHEN

11'3" x 6'9"

Wall and base units, roll top work surface incorporating single drainer sink with mixer tap, gas cooker and oven, space for fridge freezer.

GROUND FLOOR BATHROOM

9'5" x 5'2"

Window to rear, pedestal wash basin, panelled bath with mixer tap, low level w.c, plumbed for washing machine.

FIRST FLOOR

BEDROOM ONE

9'9" x 9'4"

Double glazed window to front, wall mounted radiator, power points.

BEDROOM TWO

12'7" x 5'8"

Double glazed window to rear, wall mounted radiator, power points.

BEDROOM THREE

9'9" x 6'4"

Double glazed window, wall mounted radiator.



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.
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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.

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