



## Caulfield Road

London, E6 2DH

Guide Price £450,000



Guide Price £450,000 - £4750,000

Located on the ever popular Burges Estate in East Ham, this charming mid-terrace house on Caulfield Road presents an excellent opportunity for those looking to create their dream home. The property boasts three well-proportioned bedrooms and a conveniently located first-floor bathroom, making it ideal for families or those seeking extra space.

The location is particularly advantageous, with East Ham Underground station just a short distance away, providing excellent transport links to central London and beyond. The surrounding area is vibrant, with a variety of local amenities, parks, and schools, making it a desirable place to live.

This property is not just a house; it is a potential home waiting for your creative touch. Whether you are a first-time buyer or an investor looking for a project to add value, this residence offers a unique opportunity in a thriving community. Do not miss the chance to make this property your own.



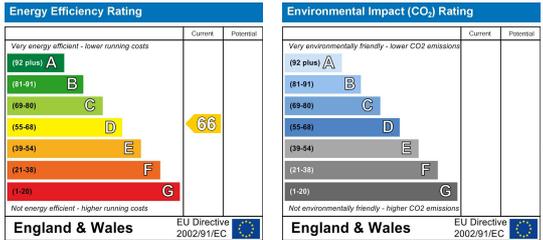
### Area Map



### Floor Plans



### Energy Efficiency Graph



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. **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.