

## Andrewes Gardens, , London, E6 5TG

- Freehold | 3 bedrooms | 843 sq ft approx.
- 3 Double Bedrooms
- Allocated private parking space
- Loft conversion potential (STPP)

- Sold with NO onward chain
- Quiet residential road
- Beckton DLR, Royal Albert DLR & Elizabeth Line nearby
- Adjacent to Beckton Park

**Asking Price £475,000**

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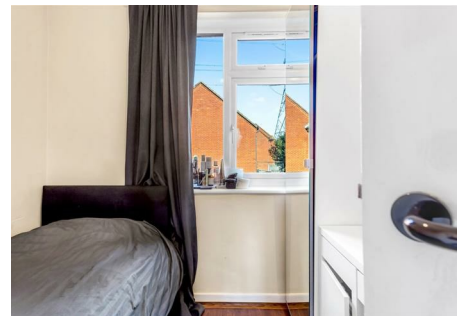
A well-proportioned three-bedroom freehold terraced home set across two floors, offering approximately 843 sq ft of versatile living space. Ideally suited to first-time buyers, families, or investors seeking a property with genuine scope to add value.

The ground floor features a generous reception room with direct access onto the rear garden, a separate kitchen, and a versatile ground-floor room lending itself to use as a home office, playroom, or guest room, along with a separate W/C.

Upstairs, three bedrooms include a comfortable principal double with built-in storage, a second double, and a well-sized single. The fully tiled bathroom is fitted with a three-piece suite including bath with shower over.

The property benefits from gas central heating via combi boiler, full uPVC double glazing, and an enclosed rear garden with side gate access. A front garden and a dedicated parking space. There is also potential for a loft conversion, subject to planning, which could add significant further value.

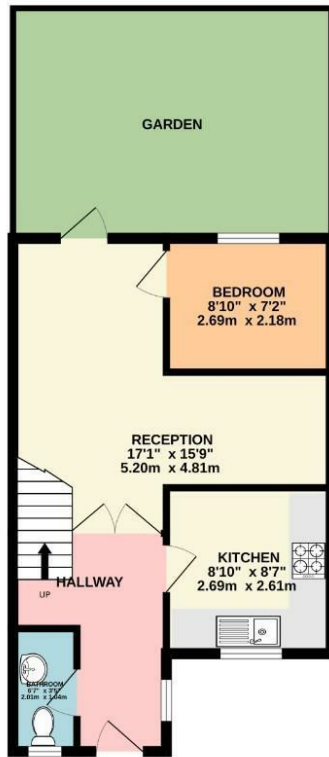
Situated just footsteps from the green open spaces of Beckton Park - a rare asset in East London - the location is equally practical, with Asda, Lidl, and Gallions Reach Shopping Park all close by. Beckton DLR and Royal Albert DLR are within walking distance for swift access to Canary Wharf and the City, while Custom House station offers the Elizabeth Line. The A13 and North Circular are easily reached by car.



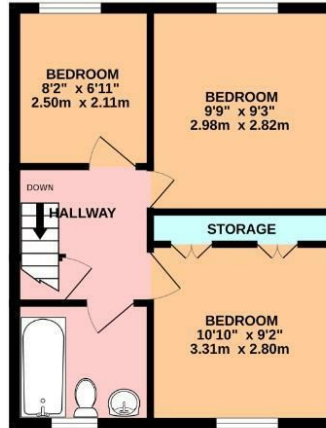
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GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



FIRST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 843sq ft. (78.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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### Viewings

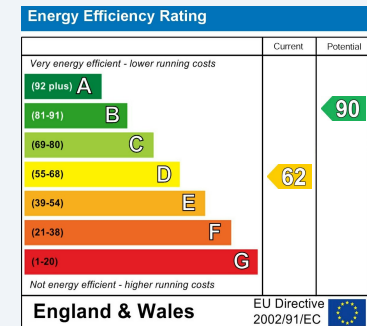
Please contact [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



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