



Charlemont Road, East Ham, E6

A beautiful newly built two bedroom house

Situated on the popular Central Park Estate within easy access of local bus services, schools and shops. Benefiting from; one reception, two double bedrooms, fitted kitchen, two bathrooms, double glazing, rear garden, and gas central heating (untested). Excellent first time purchase / investment opportunity, early viewing highly recommended.

Offers in excess of

£264,995



Entrance:- via front door leading through to the hallway:-

Hallway leading to:-

Reception one: 15' 3" x 9' 3"
Double glazed window to rear aspect. Power points and laminated flooring and tiled flooring to remain.

Kitchen/ breakfast bar: 10' 8" x 9' 3"
Range of modern fitted wall and base mounted units, integrated hob/ gas oven cooker, integrated fridge/ freezer, washing machine, stainless steel sink with mixer tap and fully tiled. Double glazed window to rear garden aspect. Door leading into patio area and garden.

Garden: 30' in length

Stairs up towards first floor, leading to:-

Bedroom One: 9'9" x 8'8"
Double glazed bay window to rear garden and a period fireplace feature. Power points and laminated flooring to remain.

Bathroom:
Three piece bathroom suite comprising of bath unit, hand wash basin with mixer taps and WC. The bathroom is fully tiled with a single radiator, extractor fan and a large wall mounted cupboard/ mirror.



Stairs up towards second floor, leading to:-

WC:
WC and hand wash basin with double glazed window to side aspect, wall mounted cupboard/ mirror.

Bedroom Two: 10'4" x 9'5"
Double glazed bay window to rear aspect, with power points and laminated flooring to remain.



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Energy Efficiency Rating

Very energy efficient • lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

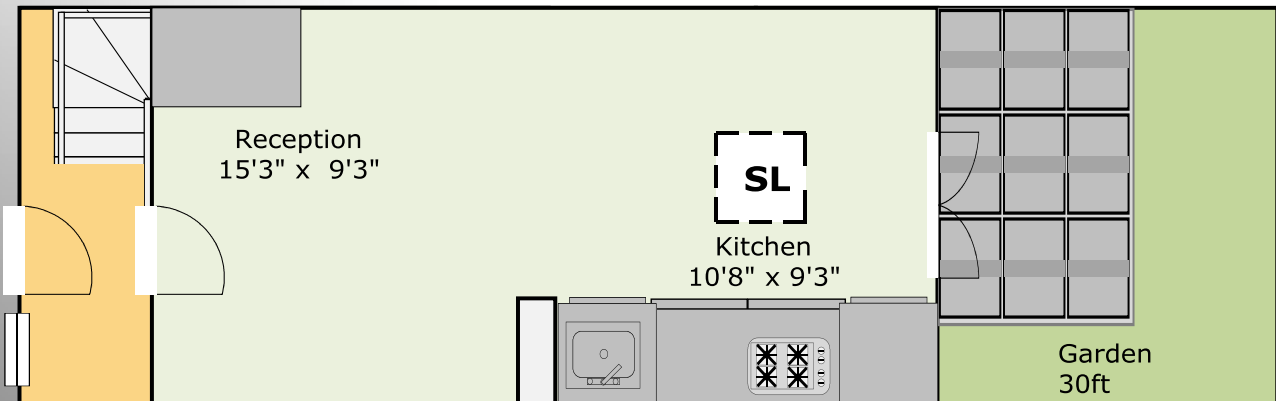
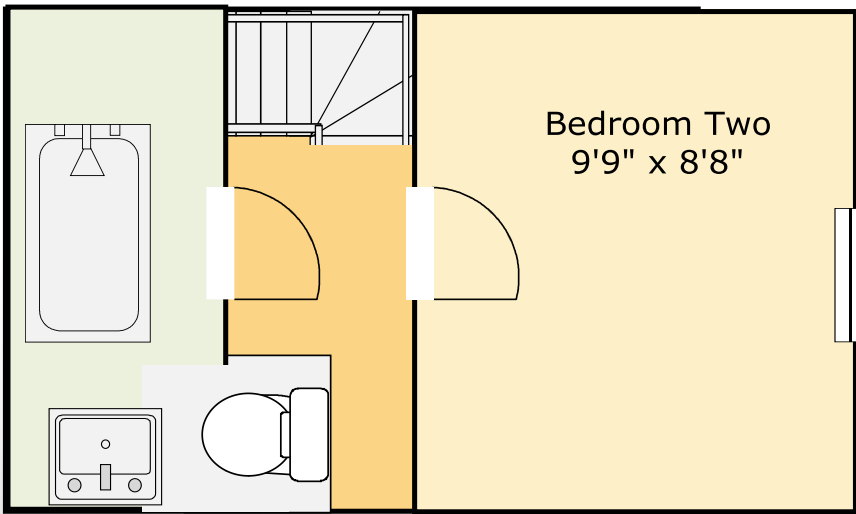
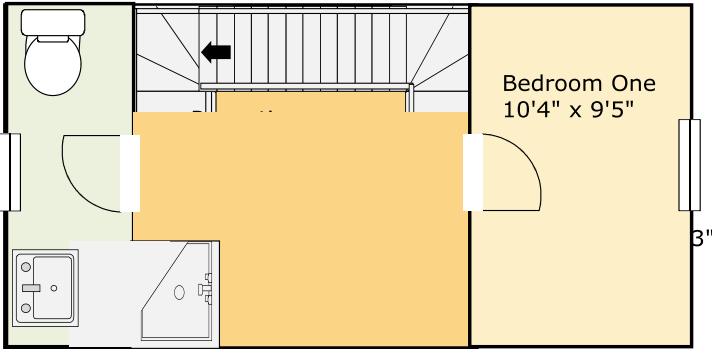
(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient • higher running costs

| Current | Potential |
|---------|-----------|
| 68 | 79 |



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