



Lathom Road, E6

MUST SEE.....EXCELLENT CONDITION, FREEHOLD FOUR BEDROOM TERRACE HOUSE

We are pleased to offer for sale this four bedroom terrace house which must be viewed in order to appreciate it's many features and benefits. This property is situated in prime location in even popular Burges Estate within walking distance to East Ham Station and the diverse local shopping facilities of High Street North. Benefiting from; living room , four double bedrooms, fitted kitchen and diner, three piece bathroom, ground floor shower room, double glazing, rear garden, and gas central heating (untested). Excellent first time purchase / investment opportunity, early viewing highly recommended.

Offers in Excess of
£429,995 freehold



Entrance:- Via front garden leading to door, to:-

Hallway:-Hardwood to remain, door to:-

Living Room: 24'06" x 11'86"
Double glazed bay window to front aspect, hardwood flooring, radiator and spot lights to remain.

Ground Floor Shower Room
Double glazed window to rear aspect, three piece suite with separate shower, comprising of low flush WC, pedestal sink with taps, fully tiled floor.

Kitchen /Dinner: 14'3" x 19'37"
Double glazed window to rear, range of fitted wall and base units, tiled floor incorporating stainless steel sink with mixer taps, sink drainer, space for washing machine, spot lights and fully tiled floor to remain

Rear Garden Approximately 24ft



First Floor Landing
Access to loft, doors to

Bedroom One: 11'82" x 10'68"
Double glazed window to front, hardwood flooring and spot lights to remain.

Bedroom Two: 11'18" x 11'43"
Double glazed window to rear, hardwood flooring and spot lights to remain.

Bedroom Three: 7'88" x 8'56"
Double glazed window to the front, hardwood flooring and spot lights to remain.

Loft Room: 14'45" x 10'91"
Direct staircase of first floor hallway leading to loft room which incorporates two velux windows, hardwood flooring and spot lights to remain.

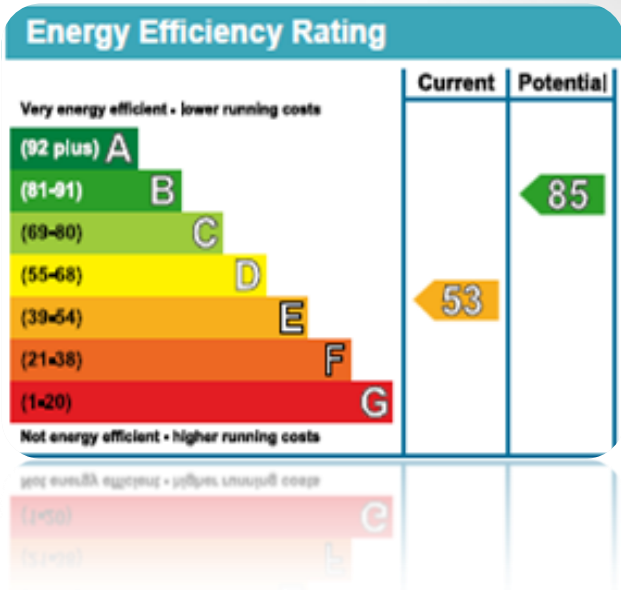
Bathroom: 8'55" x 6'06"
Three piece suite, comprising of low flush WC, bath with side panel mixer tap and shower attachment, pedestal sink with mixer tap, fully tiled walls and double glazed window to rear aspect.



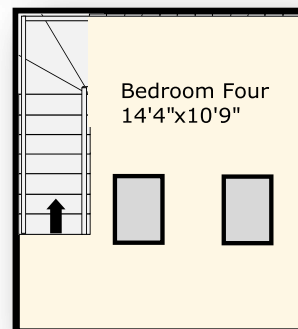
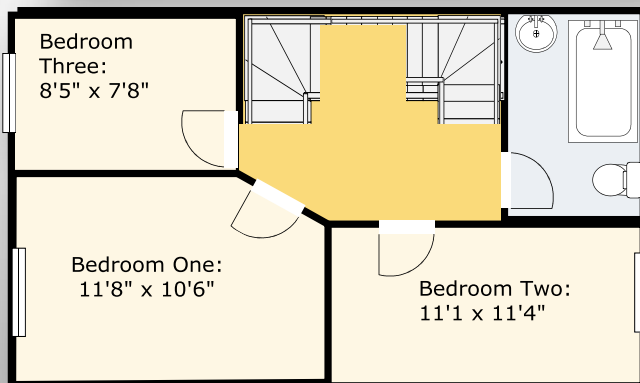
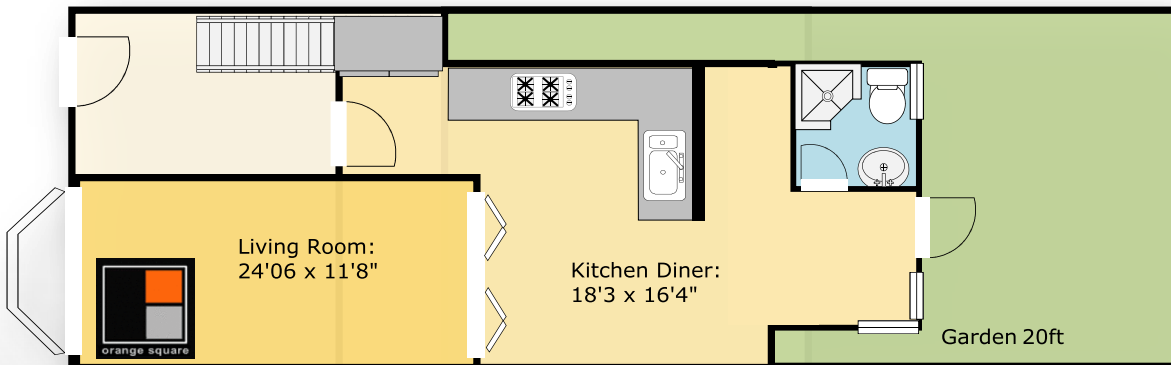
www.orangesquareuk.com

Misrepresentation Act 1991

Orange Square for themselves and for the Vendors of Lots of this property whose agents they are given notice that All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupants should satisfy themselves as to their operation. These particulars are produced in good faith and set out as a general guide only and do not constitute any part of any offer or contract. No person in the employment of Orange Square has any authority to make or give representation or warranty whatever in relation to this property.



Lathom Road, E6



www.orangesquareuk.com

Misrepresentation Act 1991

Orange Square for themselves and for the Vendors or Lessors of this property whose agents they are given notice that All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out as a general guide only and do not constitute any part of any offer or contract. No person in the employment of Orange Square has any authority to make or give representation or warranty whatever in relation to this property.