



## **Newham Way, Beckton , London, E6 5JJ**

THREE BEDROOMS | GROUND FLOOR W.C | OPEN PLAN/KITCHEN LOUNGE | INTEGRAL GARAGE  
STUDY | EASY ACCESS TO BECKTON DLR | CHAIN FREE |

**Asking Price: £309,995**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## Newham Way, Beckton , London, E6 5JJ

Situated for Beckton DLR station and the A13 is this three bedroom town house boasting from an open plan kitchen/lounge, ground floor w.c, double glazed, central heating and is being offered chain free.

### ENTRANCE

Integral garage plus double glazed front door.

### GROUND FLOOR W.C

Double glazed window to front, low level w.c, hand wash basin with mixer taps.

### STUDY

2.87m (9' 5") x 66"

Double glazed door to rear garden, double window to side, radiator, power points, laminated flooring.

### OPEN PLAN KITCHEN/LOUNGE

5.33m (17' 6") x 3.73m (12' 3")

Double glazed patio doors leading to rear garden, wall and base units, power points, stainless steel sink and drainer, laminated flooring, part tiled.



### BEDROOM ONE

3.71m (12' 2") x 3.38m (11' 1")

Double glazed window to front, radiator, power points, laminated flooring.

### BEDROOM TWO

3.25m (10' 8") x 3.18m (10' 5")

Double glazed window to front, radiator, power points, laminated flooring.

### BEDROOM THREE

3.71m (12' 2") x 2.31m (7' 7")

Double glazed window to front, laminated flooring, radiator, power points.



### BATHROOM

Panelled bath with mixer taps, pedestal hand wash basin, low level w.c.

### ENERGY PERFORMANCE RATING

«EpcGraph»

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

### OPENING HOURS

Mon - Fri: 8.30 am - 6.30 pm

Sat: 9.00 am - 4.30 pm

Sun: Closed

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