



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 |**

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.

Asking Price: £309,995

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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

2.77m (9' 1") x 1.96m (6' 5")

Double glazed door to rear garden.

OPEN PLAN KITCHEN/LOUNGE

5.41m (17' 9") x 3.76m (12' 4") at longest point

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

BEDROOM ONE

3.71m (12' 2") x 1.85m (6' 1")

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

BEDROOM TWO

3.25m (10' 8") x 2.90m (9' 6")

Patio doors to front, laminated flooring, radiator, power points.

BEDROOM THREE

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

Double glazed window to front, radiator, power points.

FIRST FLOOR BATHROOM

Panelled bath with mixer taps and shower attachment, pedestal hand wash basin with mixer taps, low level w.c, tiled walls and floors.

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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DISCLAIMER

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.

