



Asking Price: £550,000
Gainsborough Avenue, London, E12

 x4  x1  x2



**PANTERA
PROPERTY**



Pantera Property welcome to the market this spacious, four bedroom, end terraced house.

Key Features:

- Four-bedroom end-terraced house
- Arranged over three floors
- Approx. 1,145 sq. ft. of accommodation
- Spacious reception room with bay window
- Modern kitchen and dining area
- Principal bedroom with en-suite shower room
- Ground-floor bathroom plus separate first-floor WC
- Rear garden

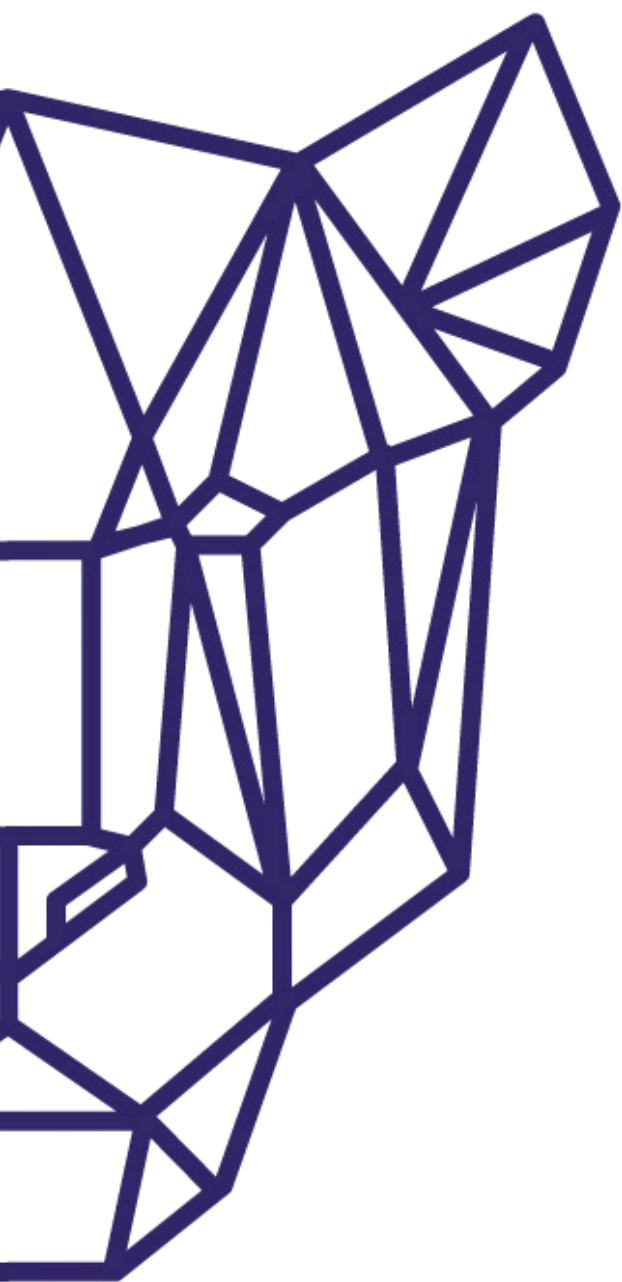
Property Description

A four-bedroom end-terraced house arranged over three floors, providing spacious and versatile accommodation throughout. The property offers well-proportioned living accommodation and would make an ideal family home. The ground floor comprises a spacious reception room with a bay window, together with a downstairs bathroom fitted with a bath and shower over. To the rear is a modern kitchen and dining area, fitted with a range of units and integrated appliances.

The first floor provides three bedrooms and a separate WC, whilst the second floor comprises the principal bedroom, which benefits from an en-suite shower room.

Externally, the property benefits from a rear garden, together with an attached single garage/outbuilding providing useful additional storage and ancillary space.





Additional Information

Local Authority: London Borough of Newham	Council Tax Band: C	Tenure: Freehold	Size: 1,145 sq. ft.
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Location

Gainsborough Avenue is situated within the residential area of Little Ilford, in the London Borough of Newham. The surrounding area provides a range of local shops, convenience stores and everyday amenities, with further shopping and leisure facilities available in nearby East Ham and Ilford.

The property is conveniently positioned for access to a number of transport links. East Ham Station is approximately 0.7 miles away, providing access to the District and Hammersmith & City lines, whilst Manor Park Station, approximately 0.8 miles away, provides Elizabeth line services with connections towards Stratford, Liverpool Street and central London. Barking and Woodgrange Park stations are also within the surrounding area.

For outdoor recreation, Little Ilford Park is situated nearby, providing open green space and recreational facilities. The wider area also benefits from its proximity to the amenities of East Ham, Manor Park and Ilford, whilst Stratford and Westfield Stratford City are accessible further west.

Viewing

Please contact Charley at
Pantera Property to arrange on
0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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