



Tyas Road, London, E16 4JL

£465,000 Freehold

Kings Group are delighted to offer this THREE BEDROOM HOUSE with a 20FT rear garden. The accommodation comprises of a spacious reception room, dining room with open plan kitchen, downstairs W.C, three good sized bedrooms and a three piece shower room. In addition, the house is in great condition benefiting from an abundance of storage, double glazed windows, gas central heating(untested) and is within the catchment area of sought after schools including Star Primary School making this an excellent family home or buy-to-let investment. Situated within walking distance of Star Lane DLR Station and within a mile of Canning Town Station offering transport links to Stratford, Stanmore and Wembley Park via the Jubilee Line and frequent buses to surrounding areas. In addition, the property is close to and abundance of local amenities, shops and places to eat.

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Entrance

Front door to hallway

Hallway

Coved ceiling, double radiator, tiled flooring.

Downstairs W.C 5'8" x 2'8" (1.74m x 0.82m)

Window to front, tiled walls, double radiator, wash basin with mixer tap, low level W.C, tiled flooring.

Lounge 13'6" x 11'6" (4.13m x 3.51m)

Double glazed window to front, coved ceiling, dado rail, double radiator, TV point, phone points, power points, tiled vinyl flooring, leading to rear garden.

Dining Area 12'8" x 11'5" (3.87m x 3.50m)

Double glazed window to rear, coved ceiling, dado rail, double radiator, power points, tiled vinyl flooring, leading to rear garden.

Kitchen 9'2" x 8'11" (2.81m x 2.73m)

Double glazed window to rear, tiled splash backs, range of base and wall units with roll top work surfaces, integrated gas cooker and extractor, double sink and drainer unit, space for fridge/freezer, power points, tiled vinyl flooring

First Floor Landing

Loft access, dado rail, coved ceiling, carpeted flooring.

Bedroom One 14'6" x 8'6" (4.42m x 2.61m)

Double glazed window to rear, coved ceiling, double radiator, built-in storage, carpeted flooring.

Bedroom Two 11'9" x 10'9" (3.60m x 3.29m)

Double glazed window to rear, coved ceiling, double radiator, built-in storage, power points, carpeted flooring.

Bedroom Three 8'10" x 7'7" (2.70m x 2.33m)

Double glazed window to rear, coved ceiling, single radiator, built-in storage, carpeted flooring.

Bathroom

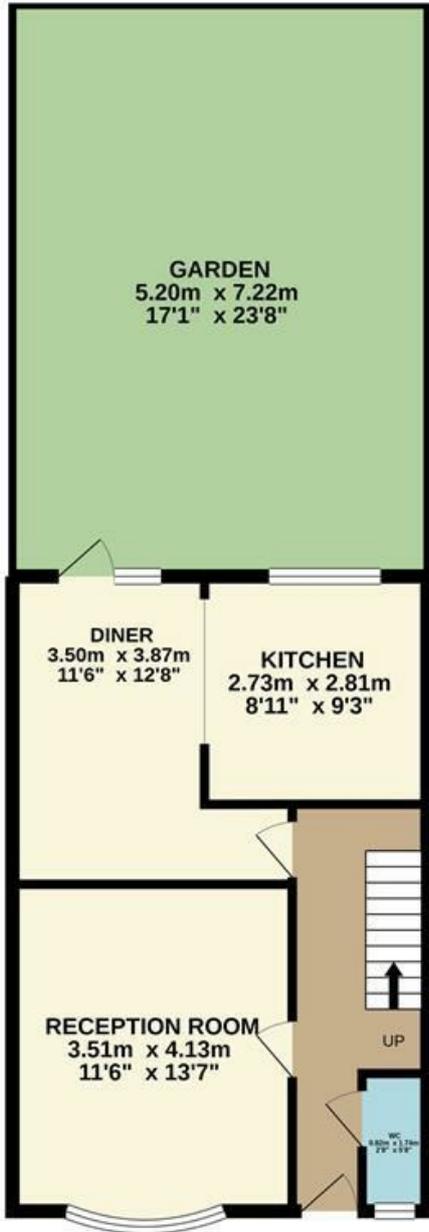
Double glazed window to front, tiled walls single radiator, electric shower cubicle, wash basin with mixer tap, low level W.C, heated towel rail, tiled flooring.

Garden 23'8" (7.22m)

Concrete paving.

GROUND FLOOR

1ST FLOOR



Temple
Chamber
CHARTERED SURVEYORS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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