



£650,000 GUIDE PRICE

TRADER ROAD, LONDON, , E6 6FR



PRESTIGE & VILLAGE

UK's finest properties

GUIDE PRICE - £650,000 to £700,000

A well presented four bedroom link semi-detached family home in a great Beckton location. This home features bright rooms that create a good sense of space throughout and benefits from a large, well laid out garden.

The ground floor comprises a large living room and a bright, well proportioned kitchen. The sizeable living room is flooded with natural light. Two large windows face out onto the garden and a glass door leads through to the conservatory, creating a bright and welcoming main living space.

Upstairs are four well sized bedrooms along with a family bathroom.

Situated on Trader Road in Beckton, this home is well located for day-to-day convenience. The area offers a range of local amenities along with nearby parks and open spaces. You are close to the well known Gallions Reach Shopping Park, offering a wide selection of shops and supermarkets. Transport links are excellent, with Beckton DLR station within easy reach, providing direct connections towards Canary Wharf and the City. The property is also conveniently located near the University of East London Docklands campus and London City Airport, while the A13 and North Circular are easily accessible for those travelling by car. A number of well regarded local schools are also nearby, making this a practical location for families.





- Four bedroom link semi-detached home
- Large and bright living room
- Conservatory overlooking the garden
- Good sized kitchen/diner
- Large, well laid out garden
- Well located for Beckton DLR station
- Close to Gallions Reach Shopping Park
- Easy access to the A13 and North Circular
- Near the University of East London and London City Airport
- Close to a number of well-regarded local schools



### LIVING ROOM

20'8" x 15'5" (6.30 x 4.72)

A large, bright living room that provides a great space to relax and entertain. Two large windows and a glazed door allow plenty of natural light into the room, with the glass door providing access through to the conservatory. This helps create a bright and welcoming main living space with views out to the garden.



### KITCHEN

16'4" x 8'10" (5.00 x 2.70)

A bright and well laid out kitchen with a range of fitted wall and base units providing good storage and worktop space. Large windows allow plenty of natural light into the room. There is also space for a small dining table, making it a practical area for everyday cooking and dining.



### BEDROOM 1

12'0" x 11'10" (3.66 x 3.62)

A bright and well proportioned master bedroom. A large window allows plenty of natural light into the room, creating a comfortable and relaxing space.

### BEDROOM 2

12'1" x 5'7" (3.70 x 1.71)

A well proportioned bedroom creating a comfortable and practical space.

### BEDROOM 3

12'0" x 8'0" (3.66 x 2.44)

A comfortable double bedroom with a large window allowing plenty of natural light into the space.

### BEDROOM 4

8'7" x 8'0" (2.64 x 2.44)

A comfortable bedroom that could also work well as a child's room, guest room or home office.

### BATHROOM

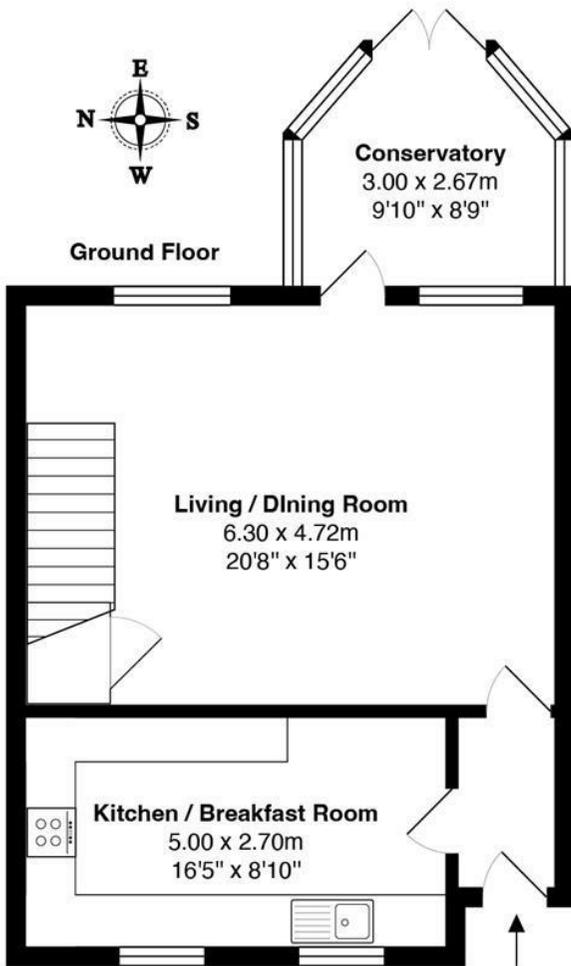
A well presented family bathroom fitted with a bath and overhead shower, wash basin and W.C.

### CONSERVATORY

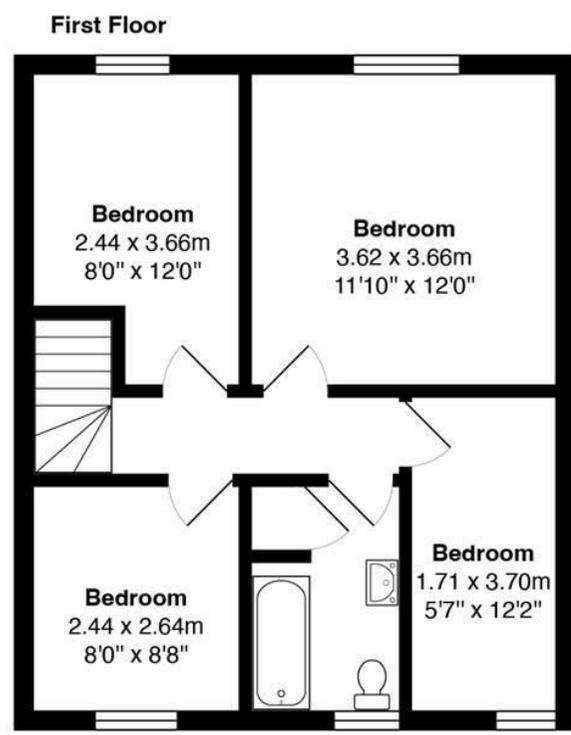
9'10" x 8'9" (3.00 x 2.67)

A bright conservatory with views over the garden, providing a pleasant additional living space to enjoy the natural light throughout the year.

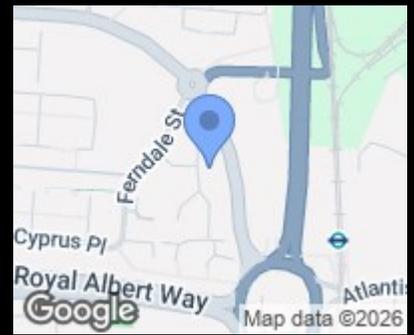




**Trader Road, E6**  
Total Area: 101.5 m<sup>2</sup> ... 1093 ft<sup>2</sup>



All measurements are approximate and for display purposes only



From the A13, take the exit towards Beckton and follow signs for Gallions Reach Shopping Park. Continue along Armada Way before turning into Trader Road, where the property will be found along the road.

Newham  
Band C

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	84	F	C

Energy Efficiency Rating: 70 (Current), 84 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: F (Current), C (Potential).



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[PROPERTY@PRESTIGEANDVILLAGE.CO.UK](mailto:PROPERTY@PRESTIGEANDVILLAGE.CO.UK)

[WWW.PRESTIGEANDVILLAGE.CO.UK](http://WWW.PRESTIGEANDVILLAGE.CO.UK)