

# WELLINGTON ROAD, LONDON



5  
BEDS

2  
BATHS

1  
REC

1,049  
SQ FT

GUIDE PRICE £575,000



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# WELLINGTON ROAD, LONDON



LH  
LUX HOMES

Guide Price £575,000-£600,000 \*\*\*

Lux Homes are honoured to present to the market this four/five-bedroom terraced house located on Wellington Road in the ever-popular East Ham. This charming family home is the perfect purchase for the ever-growing family.



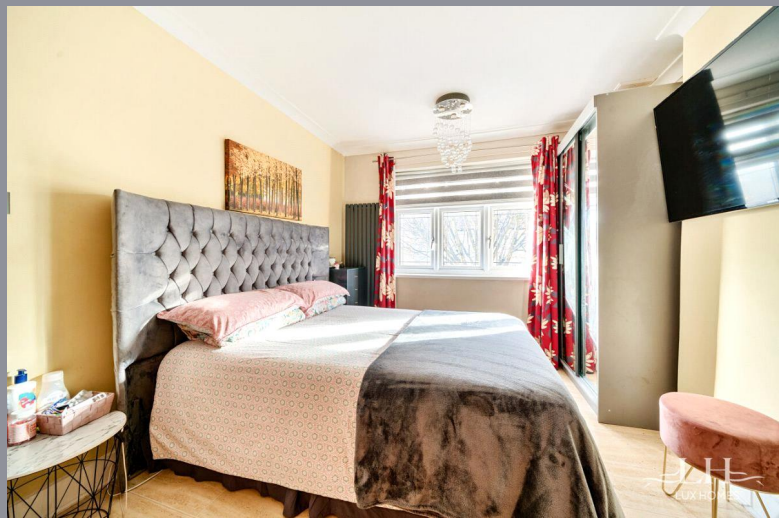
LH  
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Lux Homes are honoured to present to the market this four/five-bedroom terraced house located on Wellington Road in the ever-popular East Ham. This charming family home is the perfect purchase for the ever-growing family, being gorgeously presented and tastefully decorated by the current owner.

Entering the property, you are greeted with the heart of the home the living/dining area, which is decorated with a neutral grey and white colour palette, giving it a modern touch to the home with a beautiful bay window allowing an abundance of natural light to enter. With a fireplace creating a cozy feel to the home perfect for those cold winter evenings. Continuing, you are greeted with the kitchen which is also decorated with a grey colour palette finishing off with black accents to finish overlooking the tranquil garden, this is ideal for the extra relaxation and down time with the family. Downstairs to complete there is a double bedroom with a bathroom and utility.

Taking the stairs to the first floor, you will be met with three well-appointed bedrooms, all styled modernly and benefit from an array of natural light entering throughout. To finish off this floor there is a family three-piece bathroom. Taking the stairs to the second floor, you are greeted with the master bedroom. This charming bedroom offers a spacious area. Fitted with eves perfect for that extra storage space.

Externally the property offers a landscaped private rear garden, this provides the perfect setting for entertaining friends and family during the warm summers evening and BBQs. You will also find a summer house and shed, which provides the perfect space for your gardening tools and keeps the important curb appeal neat and tidy. The property allows an ample amount of off-street parking.

Location is always key, and this property does not falter, with schools within close proximity. Commuting links from this property are exceptional with array of stations within walking distance. This property will tick many boxes for any proud new homeowner.

Call Lux Homes to get booked in for a viewing at the earliest opportunity!

Tenure: Freehold  
Garden details: Private Garden

## ROOM MEASUREMENTS:

Lounge/diner  
w: 17' x l: 25' 7"

Bedroom 1  
w: 5' 9" x l: 26' 3"

Bedroom 3  
w: 10' 4" x l: 11' 1"

Bedroom 5  
w: 6' 4" x l: 8' 3"

Kitchen  
w: 6' 1" x l: 16' 5"

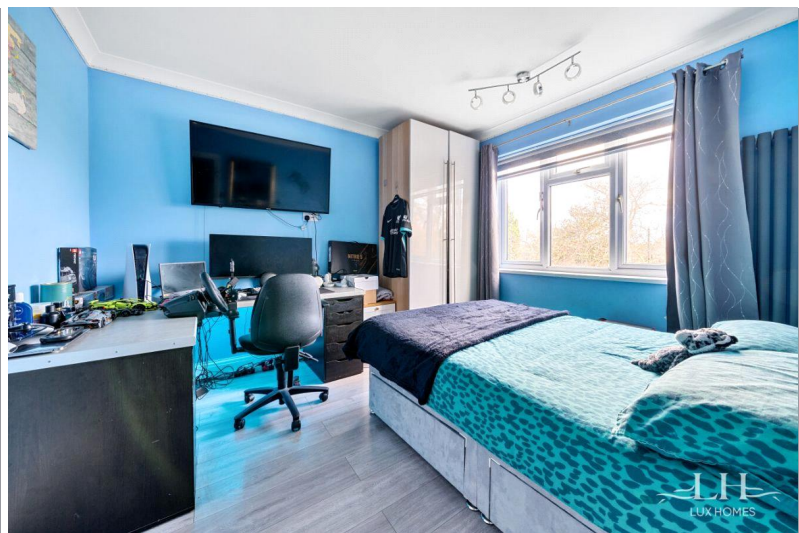
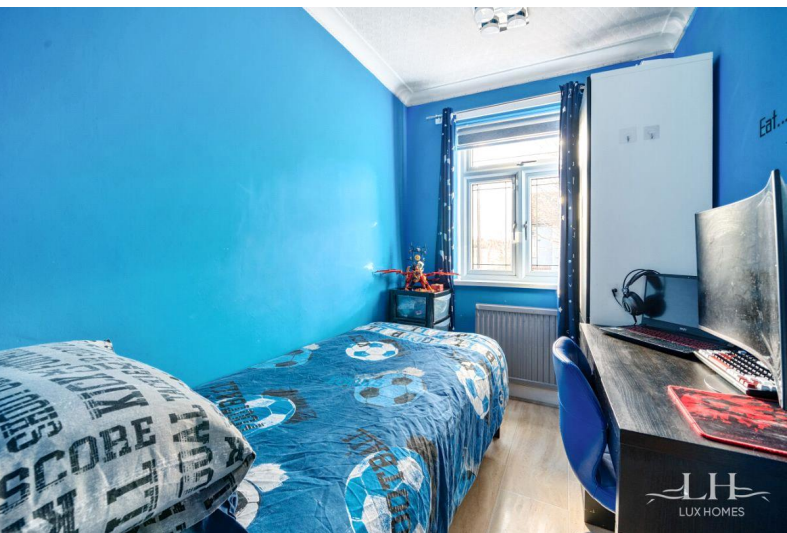
Bedroom 2  
w: 12' 6" x l: 13' 5"

Bedroom 4  
w: 10' 4" x l: 11' 8"

Utility  
w: 5' 11" x l: 7' 7"



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## KEY FEATURES:

- Four/Five Bedroom Terraced Family Home
- Well Presented & Well Cared For Throughout
- Open Plan Kitchen/Living
- Good Sized Bedrooms
- Utility Room
- Two Bathrooms
- Beautifully Landscaped Rear Garden
- Close Proximity To Local Schools
- Close Proximity To Local Shops & Amenities
- Close Proximity To Local Transport Links





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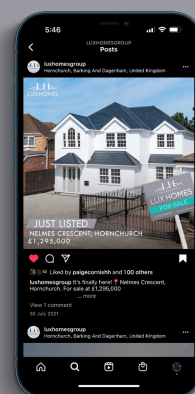
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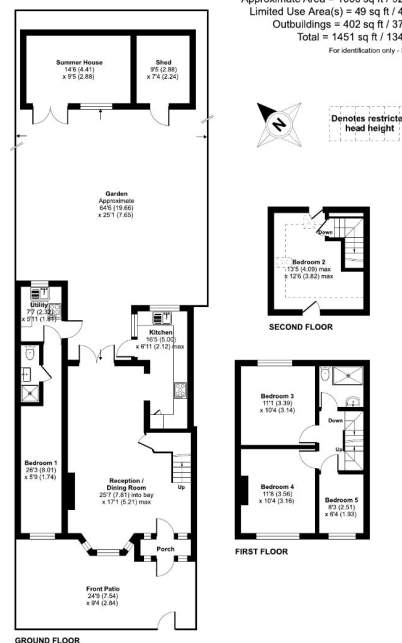
1,049  
SQ FT

£575,000  
GUIDE PRICE



## Wellington Road, London, E6

Approximate Area = 1000 sq ft / 92.9 sq m  
Limited Use Area(s) = 49 sq ft / 4.5 sq m  
Outbuildings = 402 sq ft / 37.3 sq m  
Total = 1451 sq ft / 134.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Lux Homes Property Group. REF: 1215156 © richmon 2024



Viewing by appointment only  
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