



Thorngrove Road, Upton Park, E13 0SJ

Offers In Excess Of £550,000



** WONDERFUL 4 BED HOUSE IN EXCELLENT CONDITION LOCATED MOMENTS FROM UPTON PARK TUBE **

VIRTUAL TOUR AVAILABLE ONLINE

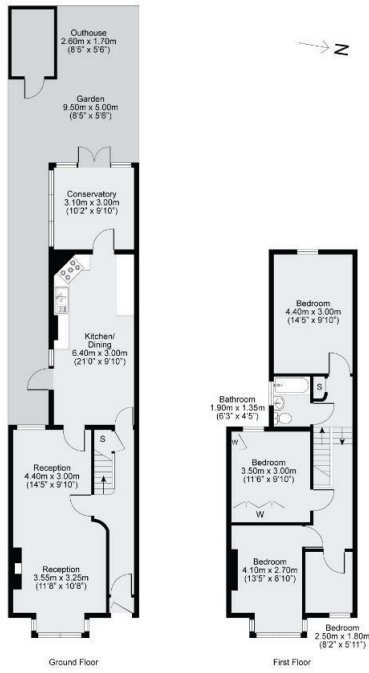
OC Homes are delighted to offer to the sales market this well-presented four bedroom family home, which is situated in Thorngrove Rd off Plashet Road within easy reach of Upton Park Tube Station and the popular West Ham Park. The property is coming to the market for the first time in over 50 years, and has been improved and well maintained by the owners. It is also extended to the rear and boasts lots of internal space and some lovely period features. There is also scope to develop with potential for further extension to the rear or side infill as well as loft conversion (STPP).

The property is well presented throughout having had new double glazed windows and door to the front and has been recently renovated throughout. The accommodation comprises; Ground Floor - entrance hall, double reception room, modern kitchen / diner, conservatory, and a good size rear garden with side return and fully powered outhouse. First floor comprises three double bedrooms, a single bedroom, and a three piece bathroom suite with access to a sizeable loft space. The property is very well located, is beautifully presented with some lovely original features and potential to develop further. To arrange a viewing please call the OC Homes sales team now.

- FOUR BEDROOM HOUSE
- EXCELLENT CONDITION THROUGHOUT
- SUPERB LOCAL AMENITIES
- CLOSE TO UPTON PARK TUBE
- IDEAL FAMILY HOME
- POTENTIAL FOR FURTHER DEVELOPMENT

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



GROSS INTERNAL AREA: 117.0sqm / 1259.4sqft
 TOTAL STORAGE SPACE: 2.9sqm / 31.2sqft
 EXTERNAL STRUCTURAL ELEMENTS: 62.5sqm / 672.7sqft
 RESTRICTED HEIGHT: 0.0sqm / 0.0sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	



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.

