



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* One Bedroom House \*\***

**\*\* Modern Throughout \*\***

**\*\* Open Plan Living Room and Kitchen \*\***

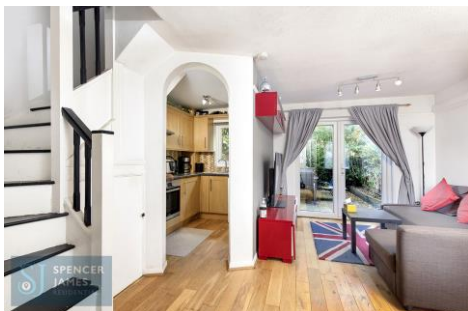
**\*\* French Doors Leading to Garden \*\***

**\*\* Off Street Parking \*\***

**\*\* UPVC Double Glazing \*\***

**\*\* EPC: D / Council Tax - Band C \*\***

**\*\* Floor Area: 442.9 Sq/ft (41.1 Sq/M) \*\***



**Alestan Beck Road, Beckton, E16**

**£315,000 (Freehold)**



Spencer James are pleased to bring to the market this immaculately presented one bedroom house located in a quiet cul-se-sac within a stones throw of both Beckton District Park and King George V Park.

Internally the property boasts an entrance porch leading to an open plan living room and fitted kitchen with french doors leading to a delightful decked rear garden. To the first floor there is a spacious double bedroom, three-piece bathroom suite and large storage cupboard off of the landing as well as loft access.

Externally in addition to the rear garden, there is off street parking.

Further benefits include UPVC double glazing throughout and air conditioning to both the bedroom and living room.

### **Accommodation Comprises:**

#### **Living Room** *15' 8" max x 13' 10" max (4.77m x 4.21m)*

Entrance porch with coat and shoe storage area. Double glazed window to front, double glazed French doors to garden. Air conditioning unit, laminate wood effect flooring. Opening to:

#### **Kitchen** *8' 5" x 5' 11" (2.56m x 1.80m)*

Fitted with a range of base and level units with roll top work surfaces incorporating a stainless-steel sink and mixer tap, integrated oven, hob, extractor and fridge/freezer. Space for washing machine. Double glazed window to rear aspect.

#### **First Floor Landing**

Storage Cupboard. Access to Loft

#### **Bedroom** *13' 10" x 9' 1" (4.21m x 2.77m)*

Double glazed windows to front and rear aspect, air conditioning unit, fitted wardrobes, laminate wood effect flooring.

#### **Bathroom**

Three-piece suite comprising panelled bath and shower attachment, push to flush WC and pedestal hand wash basin. Tiled splashbacks. Double glazed window to rear. Tiled surround.

#### **Rear Garden**

Decked patio area.

#### **Off Street Parking**

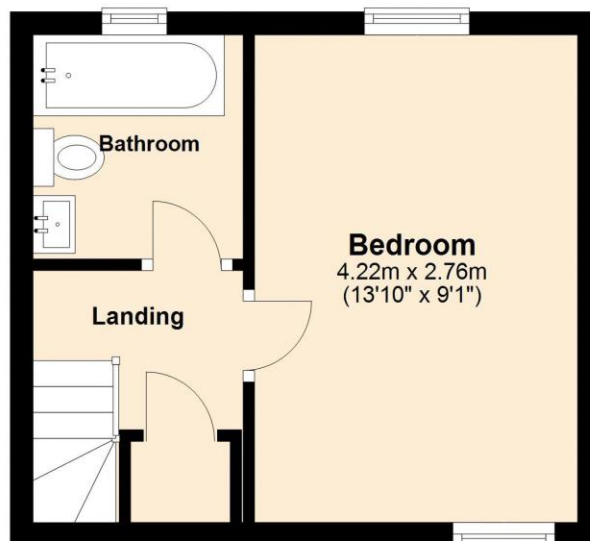
## Ground Floor

Approx. 21.0 sq. metres (225.9 sq. feet)



## First Floor

Approx. 20.2 sq. metres (217.0 sq. feet)



Total area: approx. 41.1 sq. metres (442.9 sq. feet)





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