

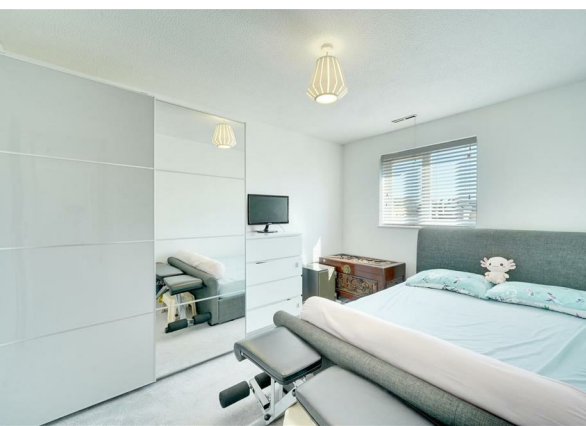
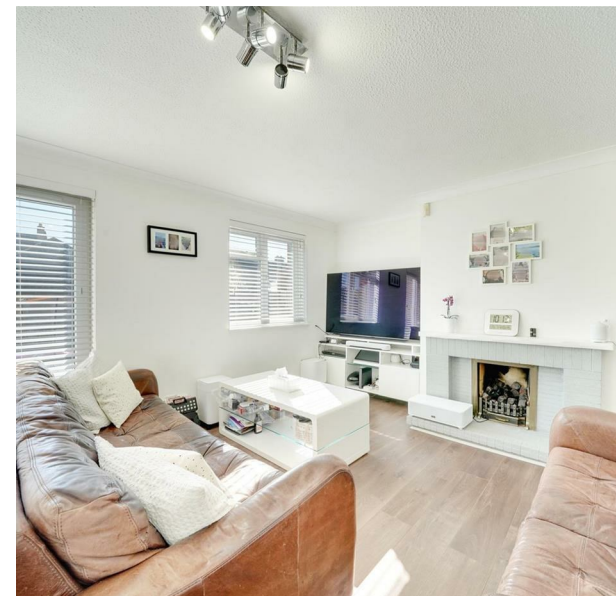
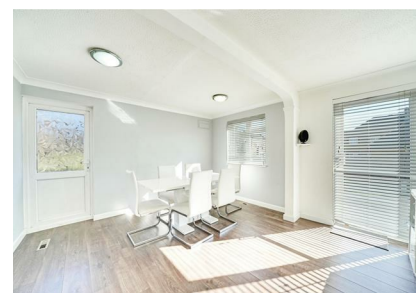
1 Wintergreen Close, Beckton, London, E6 5UQ

Guide price £600,000



PINDROP PROPERTY

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Council Tax Band: E

**** Guide Price £600,000 - £630,000****

Tucked away on a peaceful residential close, this well presented four bedroom link-detached house on Wintergreen Close offers generous living space, excellent local amenities and superb transport links. Making it an ideal choice for families, first-time buyers and investors alike.

Step inside to find a bright and airy open plan dining area that flows seamlessly into the main reception room – perfect for entertaining or unwinding after a long day. A second separate reception room adds flexibility, ideal as a formal lounge, home office, or playroom. The ground floor also benefits from a convenient WC.

Upstairs, all four bedrooms are well-proportioned, with the master bedroom boasting its own en-suite shower room. A large family bathroom completes the upper floor.

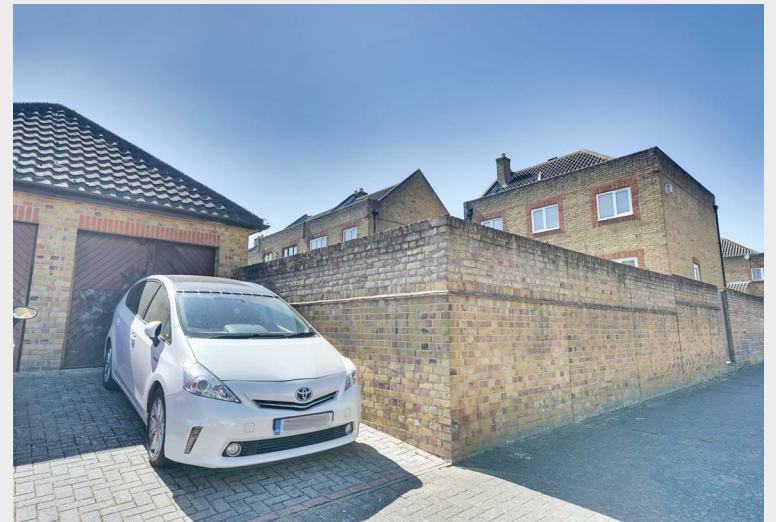
The property is in good condition throughout, ready for immediate occupation, and offers plenty of practical benefits including off-street parking, a spacious garage and a low-maintenance rear garden. Being positioned on a quiet close adds to the sense of privacy and tranquillity.

Families will appreciate the property's close proximity to the Outstanding-rated Tollgate Primary School, as well as nearby Newham University Hospital and easy access to London City Airport, making it especially appealing for professionals and frequent travellers.

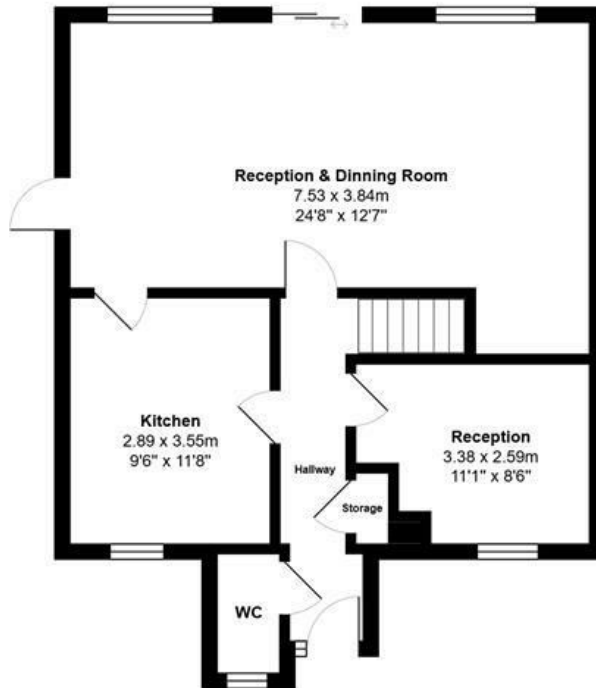
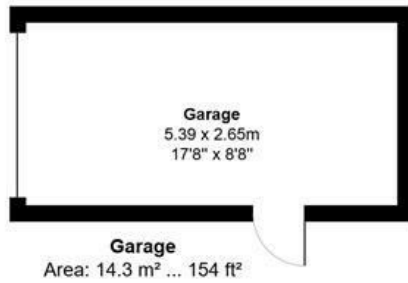
There's no shortage of nearby amenities either, with a range of shops, supermarkets and eateries within walking distance, plus Beckton, Royal Docks, and Canary Wharf all easily accessible. The green open spaces of Beckton District Park and the convenience of Gallions Reach Shopping Park are just a short drive away.

Get in touch to arrange your viewing appointment today!

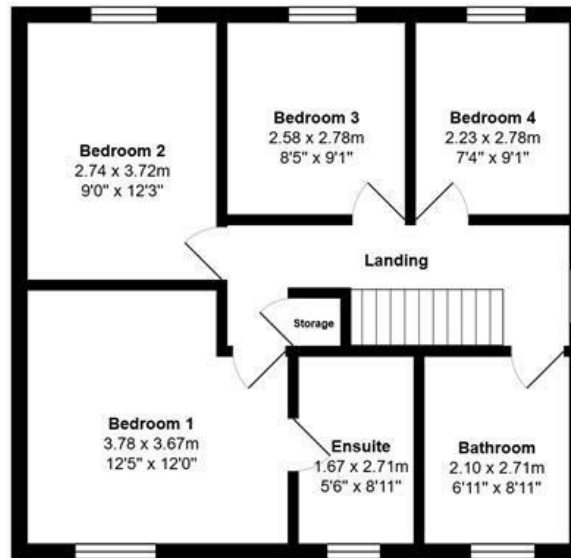








Ground Floor
Area: 60.2 m² ... 648 ft²



First Floor
Area: 59.4 m² ... 639 ft²



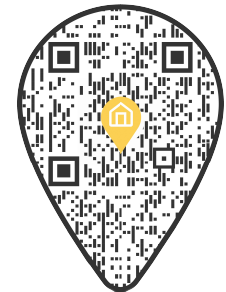
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Total Area: 133.9 m² ... 1441 ft²
All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC