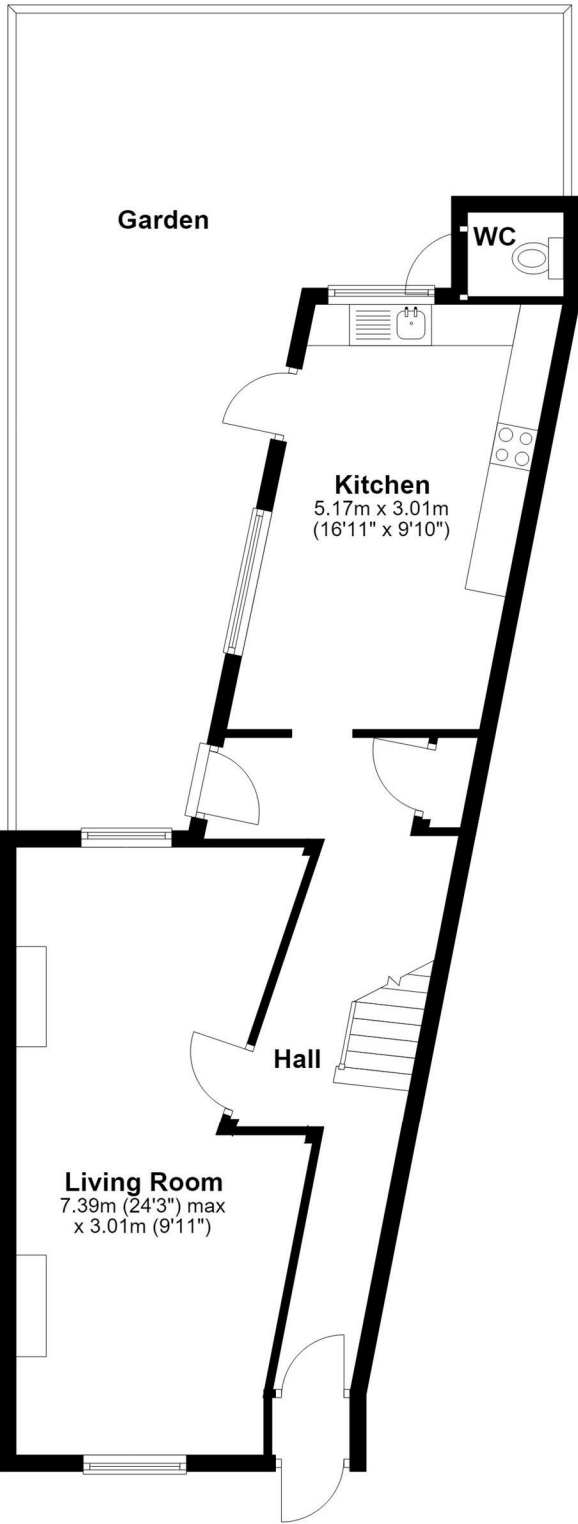


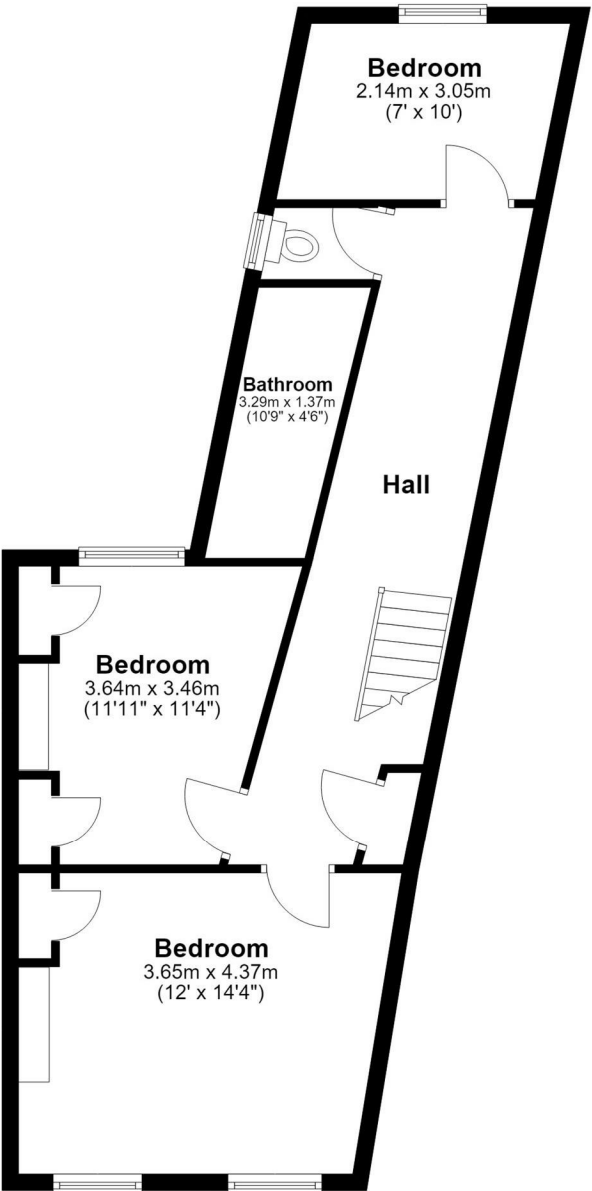
Ground Floor

Approx. 55.8 sq. metres (600.3 sq. feet)  
(excluding Garden)



First Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



Total area: approx. 111.3 sq. metres (1198.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.  
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Plan produced using PlanUp.

Hayday Road



Hayday Road, Canning Town  
Asking Price £460,000 Freehold

- Three bedrooms
- Large kitchen
- 0.5 miles to Canning Town Station
- Victorian house
- Upstairs shower room
- Chain free

# Hayday Road, Canning Town

**\*SOLD BY PETTY SON & PRESTWICH\*** Nestled on Hayday Road in the vibrant and well-connected area of Canning Town, Petty Son & Prestwich are delighted to offer for sale this charming three-bedroom Victorian home, available with no onward chain.

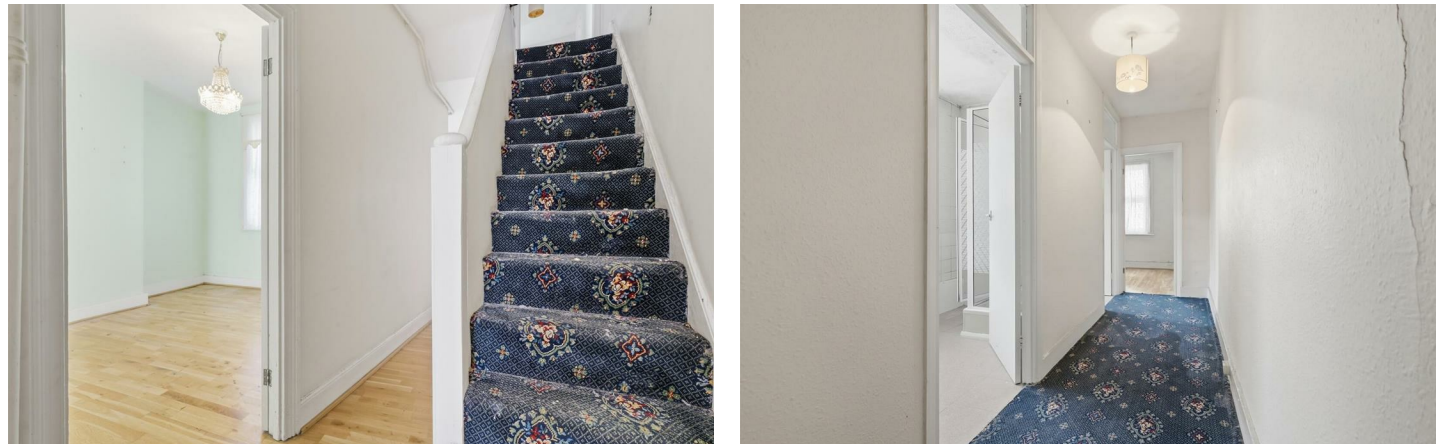
 3

 1

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 D

Council Tax Band: D



Set within a quiet residential street with residents' parking, the property enjoys an excellent balance of peaceful surroundings and superb convenience. A wide range of local amenities, shops and eateries are within easy reach, while Canning Town Station is just 0.5 miles away, providing swift access to the Jubilee Line and Docklands Light Railway (DLR), making commuting into Canary Wharf, the City and beyond effortless.

Internally, although the property does require modernisation, the house offers well-proportioned accommodation throughout. A spacious dual-aspect through lounge is filled with natural light and features an attractive fireplace, creating a warm and welcoming living space. There is useful built-in storage, while both the hallway and the generous kitchen/dining room provide direct access to the private rear garden.

The kitchen/diner offers excellent space for family meals, entertaining guests or modernising to suit individual tastes. Upstairs, there are three well-sized bedrooms, two of which benefit from fitted wardrobes, together with a family shower room and a separate WC.

Further benefits include a private rear garden, residents' parking and the added advantage of being offered to the market with no onward chain, making this an ideal purchase for first-time buyers, families and investors alike.

EPC Rating: D62  
Council Tax Band: D  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

**Reception Room**  
24'3" x 9'11"

**Kitchen**  
16'12" x 9'11"

**Bedroom**  
11'12" x 14'4"

**Bedroom**  
11'11" x 11'4"

**Bedroom**  
7' x 10'