

## Property Description

Perfect location! Only a short walk from Beckton District Park and Royal Albert DLR Station with excellent links into central London. There are many local amenities nearby in both the Beckton and Royal Docks area. The property boasts lots of natural light throughout and has been decorated to a good standard throughout.

Fulmer Road is located within easy reach of multiple transport links and roads such as; A13, A406, and M11 motorway. Upon entry the property offers dining area with separate kitchen, which could easily be opened up as a large kitchen/diner open plan. There is a good size living room to the rear of the property which leads out to the generously sized rear garden. There is parking available in front of the garage for one car with the property.

To the side of the property is currently a garage space, this offers so many options for extensions and conversions. Many neighbouring properties have converted the garage into additional living room, downstairs shower rooms or other spaces. On the first floor the property offers three good size bedrooms, two of which benefit from fitted wardrobe/cupboard space and a family bathroom.

### Hallway

**Dining Room – 13'00" x 7'11"**

**Kitchen – 8'06" x 12'08"**

**Living Room – 10'02" x 18'01"**

### Landing

**Bedroom One – 10'07" x 10'07"**

**Bedroom Two – 10'11" x 9'03"**

**Bedroom Three – 7'08" x 7'03"**

**Bathroom – 6'04" x 6'00"**

### Garage

### Rear Garden

### Parking to front

Disclaimer: Information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

"Our Service is Key"

**3 Bedroom**

**Link Detached**

**Offers In Region Of £500,000**

**Fulmer Road, London, E16 3TF**





