



Torrens Square Stratford E15 4NB

Well Presented Three Double House With First Floor Bathroom £560,000 F/H



We are delighted to offer for sale this well presented three double bedroom mid-terraced house with first floor bathroom.

The property comprises of a through lounge, dining area, fitted kitchen with ample storage, three double bedrooms, first floor bathroom and low maintenance rear garden.

The property is ideally situated on a quiet cul-de-sac off of Romford Road and is within Walking distance of both Maryland and Stratford Stations.

Entrance Via:

double glazed door with secondary door to:

Through Lounge:



double glazed window to front elevation - radiator - power points - wood effect floor covering - stairs ascending to first floor - double glazed double doors to rear garden - door to dining room:

Through Lounge:



Through Lounge:



Dining Room:



double glazed window to side elevation - wall mounted Vaillant boiler - cupboard housing consumer unit - radiator - power points - tiled floor covering - opening to:

Kitchen:



double glazed window to rear elevation - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven and microwave/grill - five point gas hob with extractor fan over - space and plumbing for washing machine - space for fridge freezer - tiled splash backs - power points - tiled floor covering.

Kitchen:



First Floor Landing:
access to loft - carpet to remain - doors to:

Bedroom One:



double glazed window to front elevation - built in wardrobe - radiator - power points - wood effect floor covering.

Bedroom Two:



double glazed window to rear elevation - radiator - power points - wood effect floor covering.

Bathroom:



obscure double glazed window to side elevation - four piece suite comprising of a panel enclosed bath with mixer taps - shower cubicle - vanity sink unit - low flush w/c - tiled walls - heated towel rail - tiled effect floor covering.

Bathroom:



Bedroom Three:



double glazed window to rear elevation - radiator - power points - wood effect floor covering.

Rear Garden:



Mainly Paved.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may 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.

Mortgage

We offer a full range of mortgage and financial advice. Please call to discuss your requirements.

Viewing

To view this property please call us to make an appointment on 020 8555 3521.

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follows and will not impact upon the quotes you are given:

Knight Richardson Solicitors & Sweeney Miller Solicitors £200.

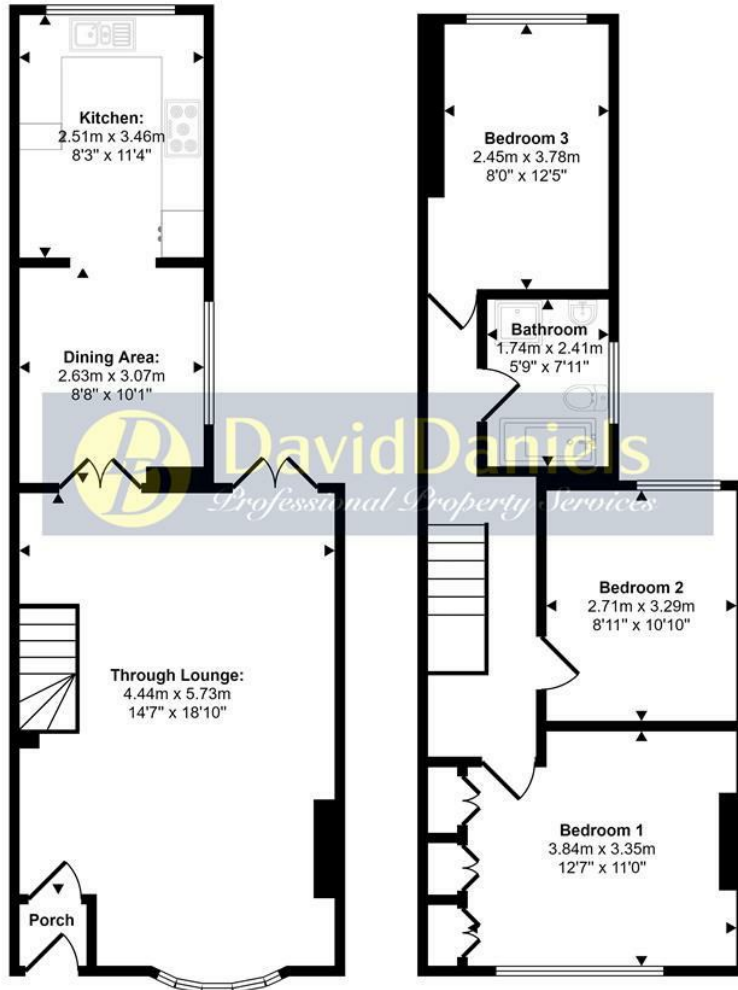
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.



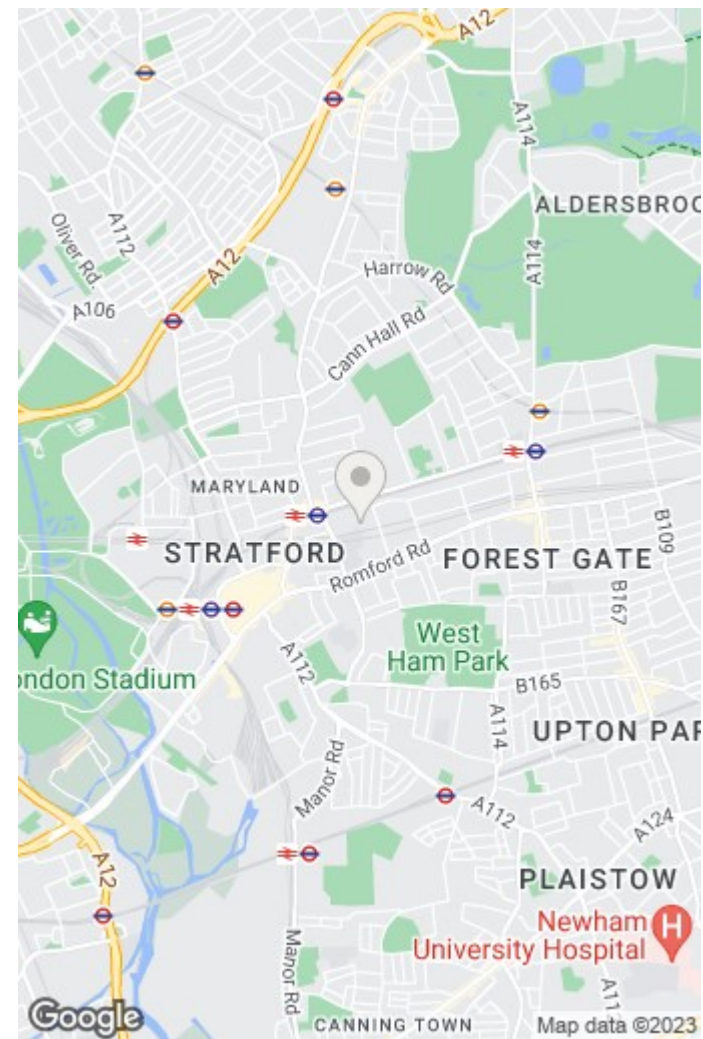
Approx Gross Internal Area
96 sq m / 1028 sq ft



Ground Floor
Approx 48 sq m / 512 sq ft

First Floor
Approx 48 sq m / 516 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



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