



Mafeking Road Canning Town E16 4NS

Three Bedroom House - Off Street Parking - Kitchen/Diner - First Floor Bathroom - Offers Over £470,000



Nestled in vibrant Canning Town E16, this three-bedroom house presents a remarkable opportunity for those seeking to create their dream home. With its prime location, convenient features, and room for customisation, this property is an ideal canvas for modernisation.

The property boasts three generously sized bedrooms, providing ample space for family members or guests. Natural light streams in through well-placed windows, creating a welcoming and bright atmosphere.

The heart of the home, the kitchen/dining area, is perfect for creating culinary delights and hosting gatherings. This open space allows for flexible design possibilities to craft a comfortable and functional hub for family and friends.

Convenience meets functionality with the first floor bathroom and ground floor W/C. This adds an extra layer of comfort for residents and visitors alike.

One of the standout features of this property is the off-street parking, a rarity in many urban areas. This highly sought-after amenity ensures that your vehicle has an easily accessible space.

The property is a blank canvas awaiting your creative touch. Whether you're envisioning sleek, contemporary finishes or a more traditional aesthetic, this house provides the perfect opportunity to craft a home that truly reflects your style.

In summary, this three-bedroom house in Canning Town E16 is a hidden gem awaiting your vision. With off-street parking, convenient amenities, and the potential for transformation, this property offers an exciting chance to create a home that perfectly suits your lifestyle.



Entrance Via
partially glazed door to

Hallway
stairs ascending to first floor - radiator - wood effect floor covering - cupboard housing electric meter and consumer unit - doors to:

Kitchen/Diner



window to front elevation - wall mounted biasi boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - electric cooker point - tiled splash backs - cupboard housing the gas meter - power points - radiator - tiled floor covering.

Kitchen/Diner:



Lounge



window to rear elevation - radiator - power points - wood effect floor covering - door with secondary door to rear garden.

Lounge



W/C



obscure window to front elevation - low flush w/c - wall mounted wash basin.

First Floor Landing

access to loft - storage cupboard - power point - carpet to remain - doors to:

Bathroom



obscure window to rear elevation -three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled splash backs - radiator - storage cupboard - tiled effect floor covering.

Bedroom One



window to rear elevation - built in wardrobe - radiator - power points - carpet to remain.

Bedroom Two



window to front elevation - built in wardrobe - radiator - power points - carpet to remain.

Bedroom Three



window to front elevation - built in cupboard - radiator - power points - carpet to remain.

Rear Garden



partially paved.

Disclaimer

The 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.

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 follow and will not impact upon the quotes you are given:

Knight Richardson 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.

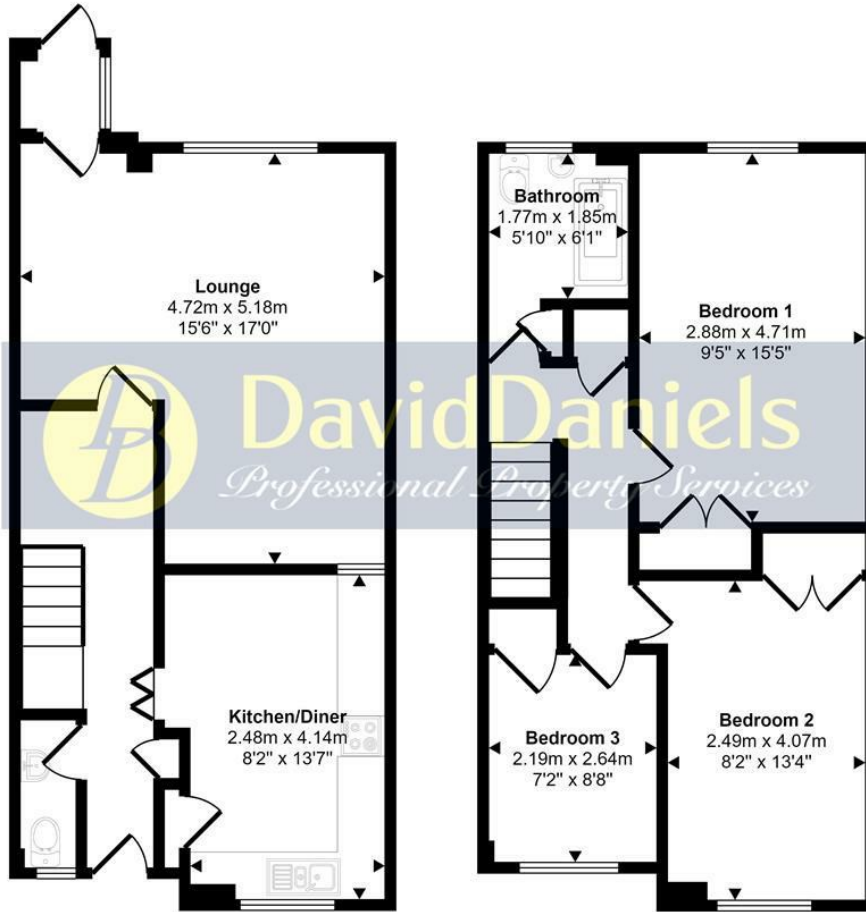
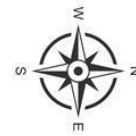
Please get in touch should you require a quotation and we will be pleased to organise this for you.

Viewing

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



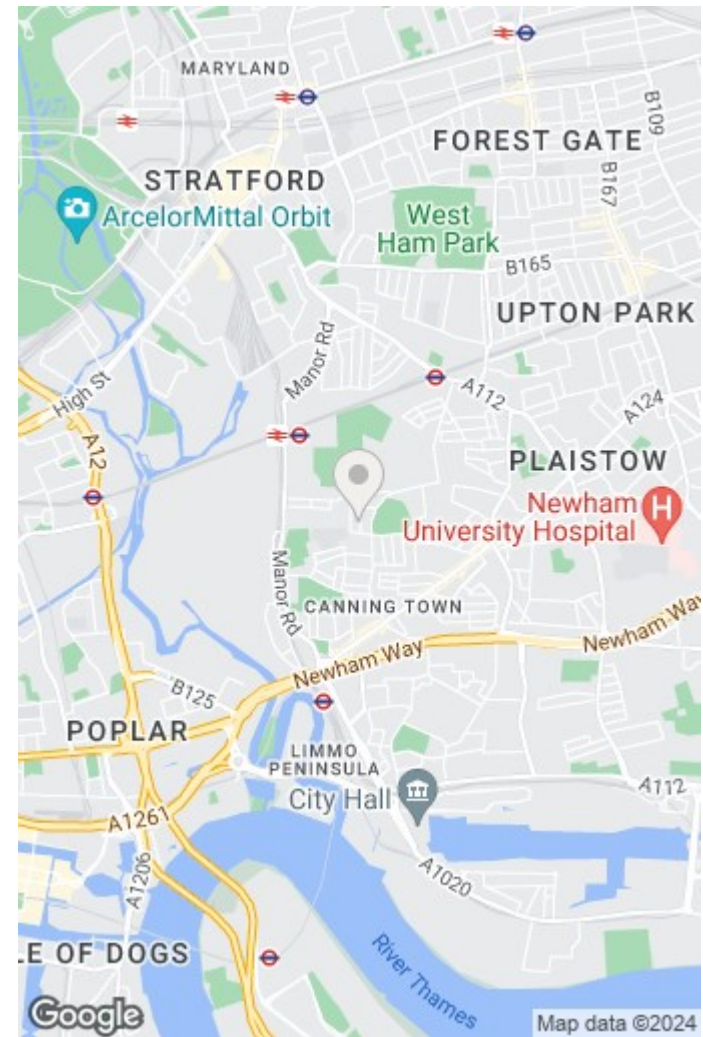
Approx Gross Internal Area
90 sq m / 972 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft

First Floor
Approx 45 sq m / 482 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			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(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.



Stratford Office:
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA
Telephone: 020 8555 3521

