



Wooder Gardens London E7 9DQ

Three Bedroom House With Two Reception Rooms Offers In Excess Of £500,000 F/H





This delightful three-bedroom mid-terrace house presents an excellent opportunity for those seeking a warm and inviting family home. Boasting a well-thought-out layout, this property offers a comfortable living experience with its distinct features and convenient amenities.

The spacious lounge provides a welcoming atmosphere, perfect for family gatherings and relaxation. Adjacent to the kitchen is the dining room, offering a seamless flow for entertaining guests or enjoying family meals.

The property comprises three generously sized bedrooms, providing ample space for a growing family or accommodating guests.

The family bathroom is conveniently located on the first floor, providing both comfort and convenience for residents. This well-appointed space is designed to cater to the needs of a busy household.

The property features a small brick shed, ideal for storage or potentially as a home office. Additionally, an outside w/c adds to the practicality of the home. The shared rear access enhances the property's functionality, providing ease of entry and exit.

With its well-designed layout, ample living space, and the potential for personalised touches, this property holds the promise of becoming a truly great family home. Whether you are a first-time buyer or a growing family, this residence offers a canvas for creating lasting memories.

please note: this property is a probate property, probate has been applied for and is awaited. Completion cannot take place until this has been granted.



Entrance Via
partially glazed door to:

Hallway
stairs ascending to first floor - radiator - wood effect floor covering - under stairs storage cupboard housing consumer unit and electric meter.

Lounge



double glazed three splay box bay window to front elevation - radiator - power points - feature fireplace - carpet to remain.

Dining Room



double glazed double doors to rear garden - radiator - storage cupboard - power points - wood effect floor covering - opening to:

Kitchen



double glazed window to rear elevation - range of eye and base level units incorporating a one and a half bowl stainless steel sink with mixer taps and drainer - built in oven with four point gas hob - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points.

First Floor Landing

access to loft - storage cupboard housing boiler- carpet to remain - doors to:

Bathroom



obscure double glazed windows 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 walls - heated towel rail - tiled floor covering.

Bedroom 2



double glazed window to rear elevation - radiator - power points - built in wardrobe.

Bedroom 1



double glazed window to front elevation - radiator - power points - built in wardrobe.

Bedroom 3



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

Rear Garden



partially paved - remainder laid to lawn with flower and shrub borders - brick shed and outside w/c - shared side access.

Rear Garden



Outside W/C



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.

Additional Information:

Council Tax London Borough of Newham Band C.

We have checked the long-term flood risk on: gov.uk/check-long-term-flood-risk the results are as follow:
Surface Water: Medium Risk
Rivers and the sea: Very low risk
Reservoirs: Flooding from reservoirs is unlikely in this area.
Groundwater: Flooding from groundwater is unlikely in this area.

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone.
An Ofcom Online search shows that standard, superfast and ultrafast broadband is available.

The Property has Mains electric, Mains Gas, Mains water, mains sewerage and is heated via gas central heating.

A Previous Transfer of the property dated 22 December 1986 refers to restrictive covenants and easements, we have a copy of this document available to view upon request.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

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:

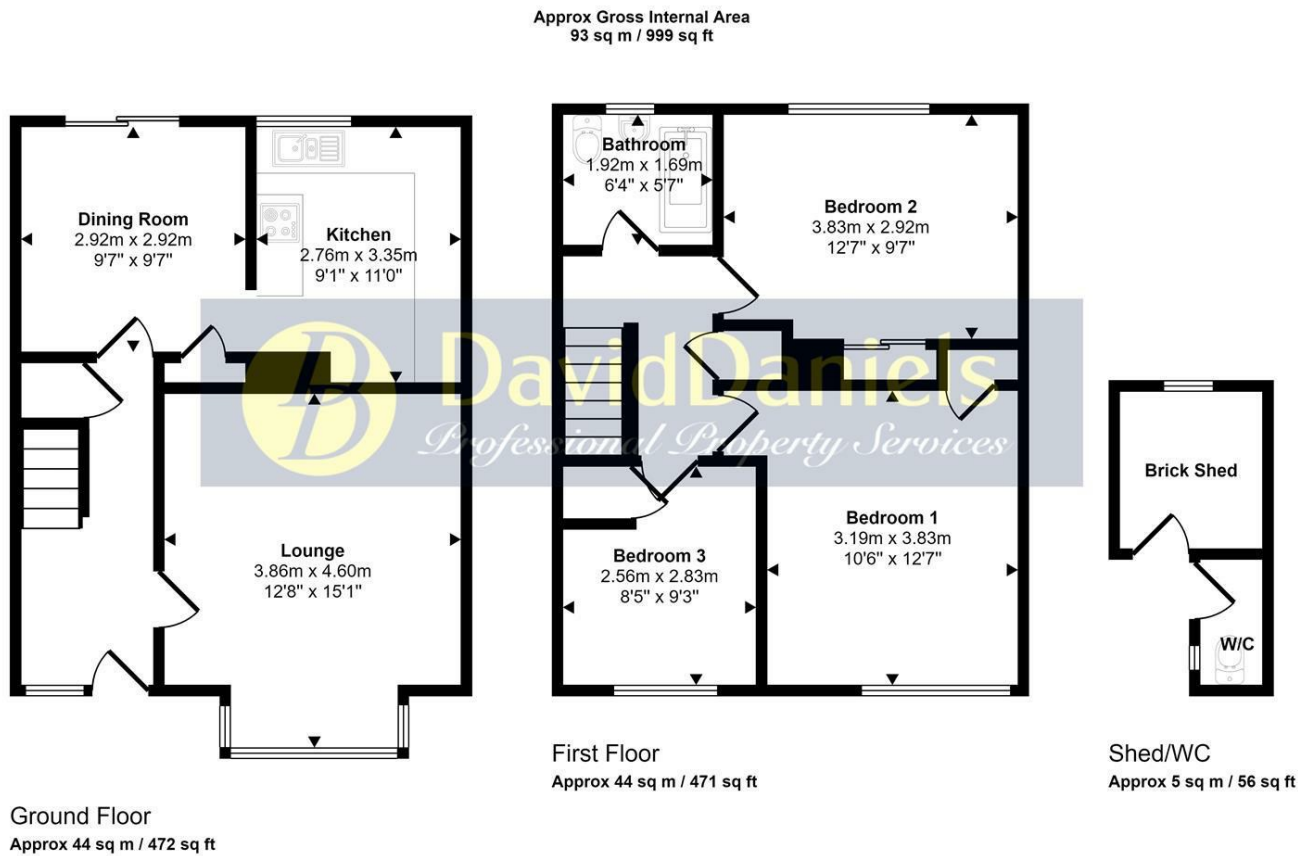
Sweeney Miller Solicitors £240.00 INC VAT.

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

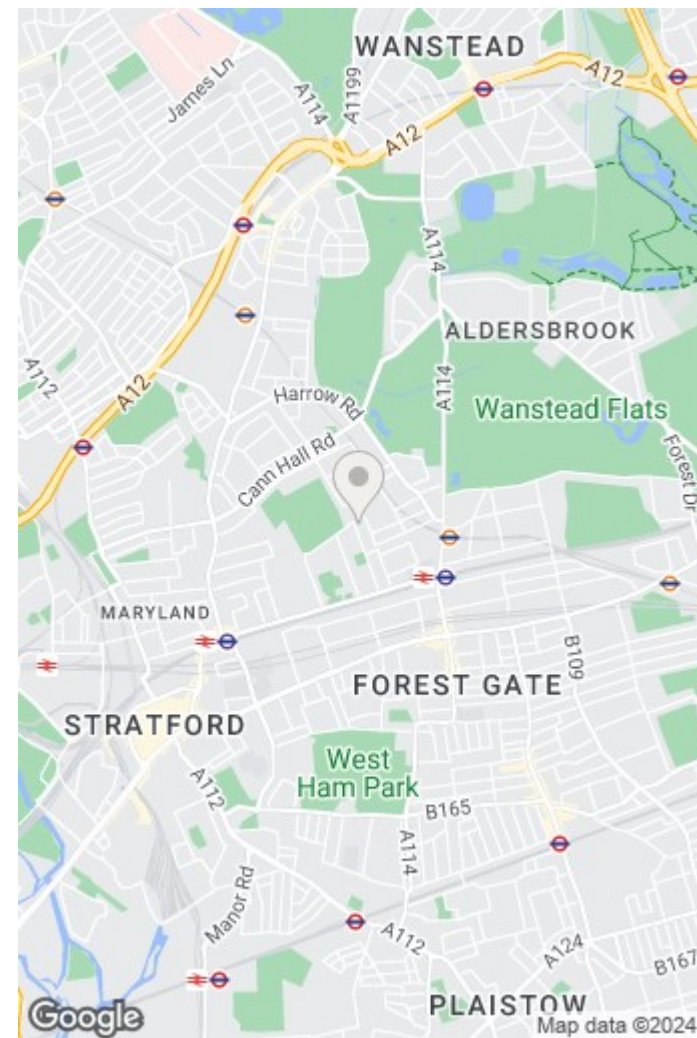
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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





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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(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	



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