



St. James Road London E15 1RN

Three Bedroom House With Three Reception Rooms & First Floor Bathroom £610,000 F/H



Introducing a three-bedroom mid-terrace house in St James Road Stratford E15, with a well-appointed first floor bathroom and a classic and timeless brick fronted facade. This charming property offers an exceptional blend of comfort and convenience, making it the perfect home.

Generously proportioned, the three bedrooms provide ample space for relaxation. Ideal for families or those looking to convert a room into a home office.

Versatility meets style in the three reception rooms, allowing you to create personalised spaces for living, dining, and entertainment. The layout ensures a seamless flow throughout the home.

Embrace the outdoors with ease as Forest Lane Park is just a short stroll away. Perfect for leisurely walks, picnics, or enjoying recreational activities with family and friends.

Commuting is a breeze with the property is ideally nestled between Maryland and Forest Gate stations. Quick and easy access to transportation hubs ensures you stay connected to the city and beyond.

This charming residence in St James Road presents an exceptional opportunity to live in a well-connected and vibrant community.



Entrance Via

partially glazed door to:

Hallway

stairs ascending to first floor - cupboard housing consumer unit and electric meter - under stairs storage cupboard housing gas meter - radiator - doors to:

Reception Room 1



double glazed three splay bay window to front elevation - radiator - original type feature fireplace - power points - carpet to remain - double doors to:

Reception Room 2



French doors to rear garden - radiator - power points - wood effect floor covering.

Dining Room



double glazed window to side elevation - wall mounted Vaillant boiler - radiator - power points - wood effect 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 with four point gas hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - tiled effect vinyl floor covering - door to rear garden.

First Floor Landing

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

Bedroom One



two double glazed windows to front elevation - original type feature fireplace - radiator - power points - exposed floor boards.

Bedroom Two



double glazed window to rear elevation - radiator - power points carpet to remain.

Bathroom



obscure double glazed window to side 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 - tiled effect vinyl floor covering.

Bedroom Three



double glazed window to rear elevation - radiator - power points - carpet to remain.

Rear Garden

41'3" x 15'5" (12.58m x 4.70m)



Rear Garden



Additional Information:

Council Tax London Borough of Newham Band C.

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. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

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

The title register refers to the following: The land is subject to the rights reserved by a Transfer dated 7 November 1958 made between (1)The Land and House Property Corporation Limited and (2) Ernest Alfred Pye. A copy of this document is available 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 & Knight Richardson 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.

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.

Opening hours

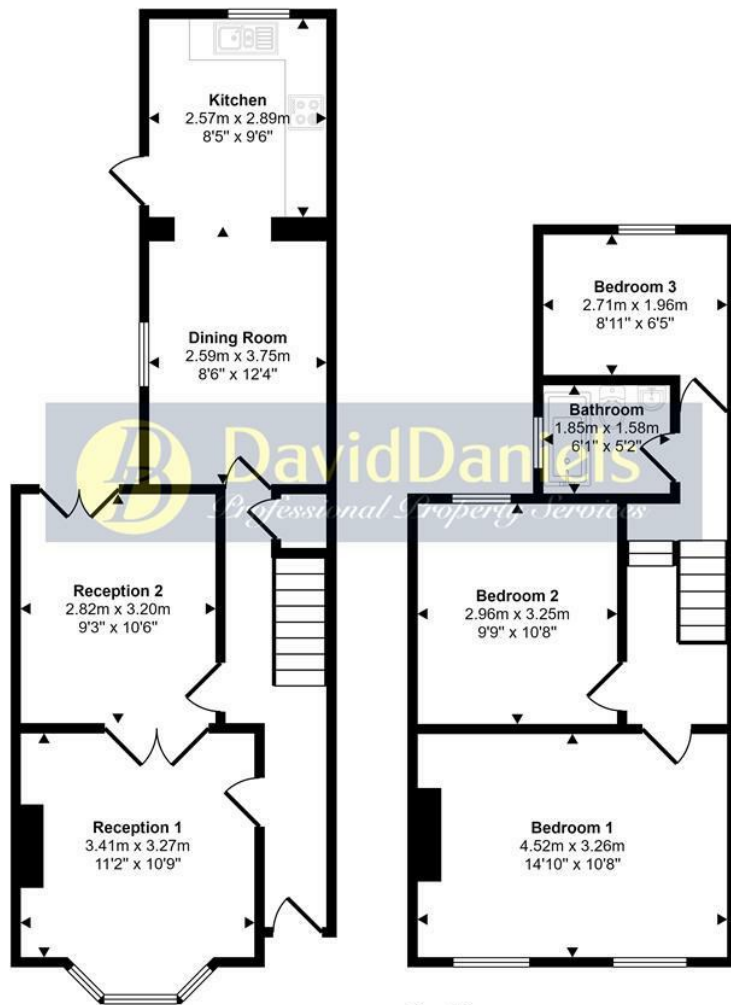
Monday and Friday: 8.30 am - 6.00 pm

Tuesday to Thursday: 8.30 am - 7.00 pm

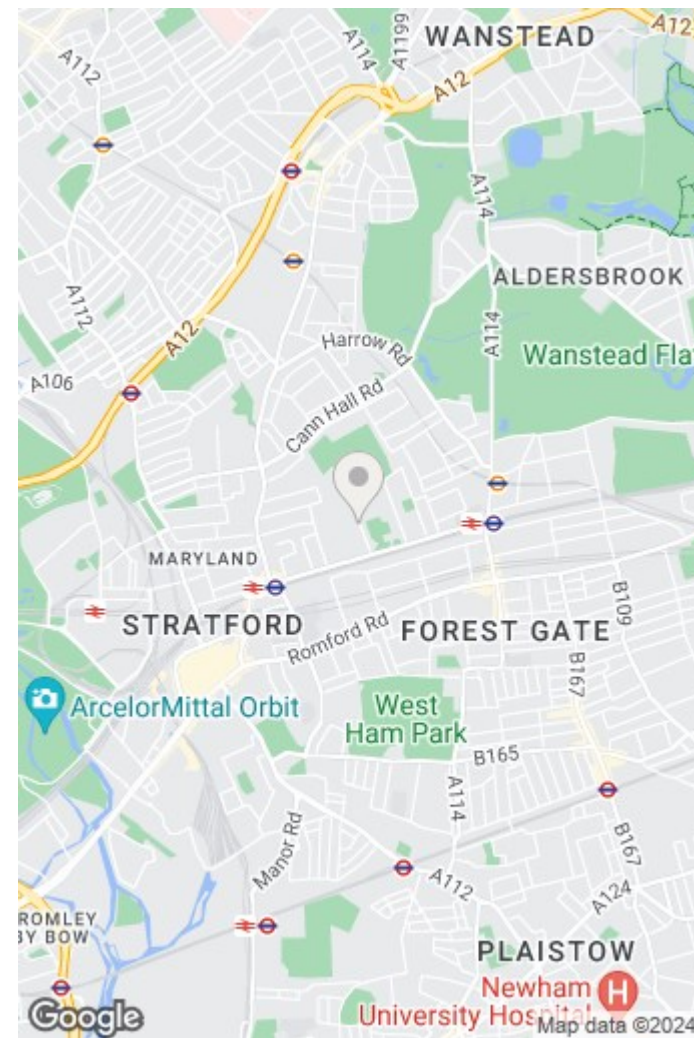
Saturday: 9.30 am - 5.00 pm



Approx Gross Internal Area
89 sq m / 955 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			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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

