



White Road Stratford E15 4HA

Well Presented Two Bedroom End Of Terrace House Guide Price £450,000 - £470,000 F/H

Guide Price £450,000 - £470,000.

Introducing a charming two-bedroom end-terrace house that offers a perfect blend of comfort and convenience. This delightful property boasts two receptions that offer the option to create a seamless through lounge, providing a flexible living space to suit your needs.

The ground floor features a well-appointed bathroom with a separate W/C. The rear garden adds an extra layer of appeal, providing an outdoor space that can accommodate parking for a small car if required.

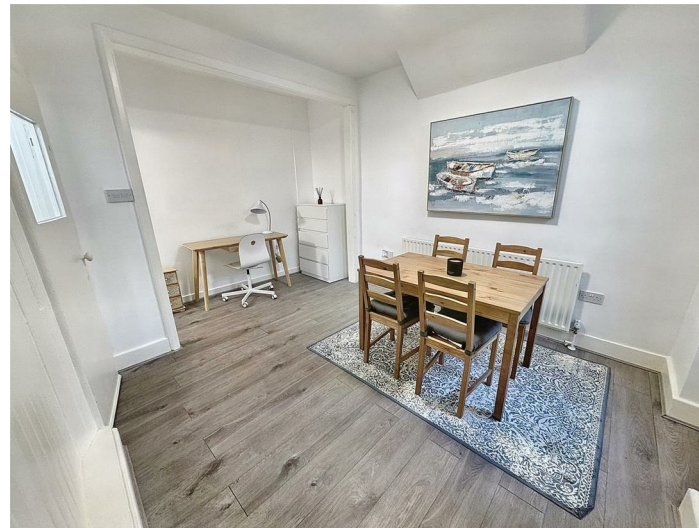
One of the key highlights is the prime location – just a short stroll away from West Ham Park, offering a picturesque retreat for outdoor activities. With proximity to both Stratford Station and the renowned Westfield Shopping Centre, this residence ensures easy access to excellent transportation links and a plethora of shopping, dining, and entertainment options.

Don't miss the opportunity to make this house your home, where comfort meets convenience in the heart of vibrant Stratford.

Entrance Via
partially glazed door to

Hallway
understairs storage cupboard housing consumer unit, electric meter and gas meter - door to:

Reception 1



stairs ascending to first floor - radiator - power points - wood effect floor covering - door to courtyard - door to reception 2 and door to courtyard.



Courtyard



Kitchen



Bathroom



Reception 2



three splay box double glazed bay window to front elevation - radiator - power points - wood effect floor covering.

double glazed window to side elevation - wall mounted Alpha boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point gas hob with extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - vinyl floor covering - doors to:

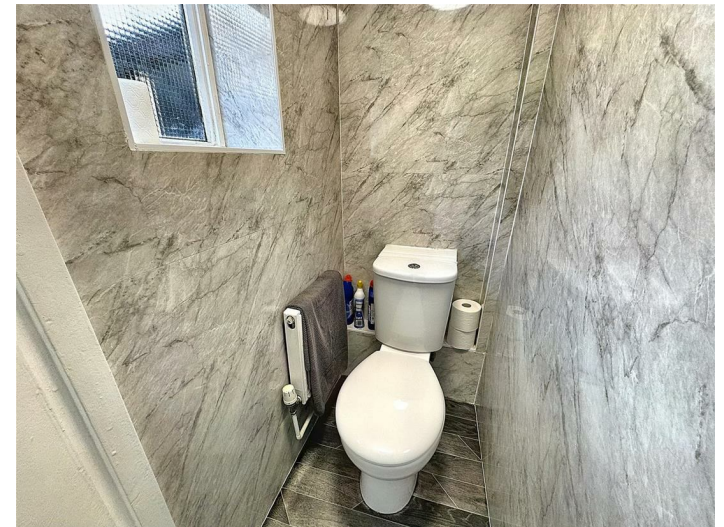


obscure window to rear elevation - wall mounted extractor fan - two piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - splash backs - radiator - vinyl floor covering.

Hall

double glazed door to rear garden - door to:

w/c



obscure window to rear elevation - low flush w/c - radiator - vinyl floor covering.

First Floor Landing

window to rear elevation - access to loft - doors to:

Bedroom 1



two double glazed windows to front elevation - radiator - power points - carpet to remain.

Bedroom 2



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

Rear Garden

10'2" x 13'1" (3.12m x 4.00m)



this area can be utilised as off street parking for a small vehicle.

Additional Information:

Council Tax London Borough of Newham Band C.

Parking: there is space in the rear garden and a dropped kerb to park a small vehicle, there is also on Street parking but 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.

A Conveyance of the land in this title and other land dated 10 February 1892 made between (1) Joshua Pedley (2) George

Chambers and Charles Augustus Masters and (3) Simeon Clayton contains the following covenants:-
"AND the purchaser for himself his heirs and assigns hereby covenants with the Vendor his heirs and assigns that he the purchaser his heirs and assigns shall not nor will at any time hereafter sell for consumption upon or from off the hereditaments hereby agreed to be sold or any part thereof any ales wines spirits or intoxicating liquors whatsoever and whether by wholesale or retail in draught or in bottle nor permit the same to be done by others AND FURTHER shall not nor will set up upon the hereditaments hereby agreed to be sold or any part thereof nor permit the same to be done by others any messuage club house building erection or tenement of any description for the sale or consumption of any such liquors in any manner aforesaid AND FURTHER shall not nor will demise or let or concur in demising or letting the whole or any part of the said hereditaments hereby agreed to be sold unless by the conditions of such demise or letting the Lessee and Tenant shall be restricted and prohibited by covenant and agreement to be incorporated in the instrument of demise or letting from selling or permitting to be sold upon the premises any such liquors in any manner aforesaid AND shall not nor will carry on upon the premises or any part thereof any art trade business or calling whatsoever but will use the said messages as private dwellinghouses only AND FURTHER shall and will until taken over by the Local Authorities in good and proper order maintain and keep the pavements and one half of those portions of the respective roads on which the property hereby conveyed abuts PROVIDED ALWAYS AND IT IS HEREBY DECLARED that the several foregoing stipulations shall run with the land so far as they legally can be made to be but neither the purchaser nor any future owners of the hereditaments hereby agreed to be sold or any part thereof shall be personally liable for the breach of any of the said stipulations in respect of the hereditaments hereby sold which shall be committed after the purchaser or such owner shall have parted with the possession thereof"

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.

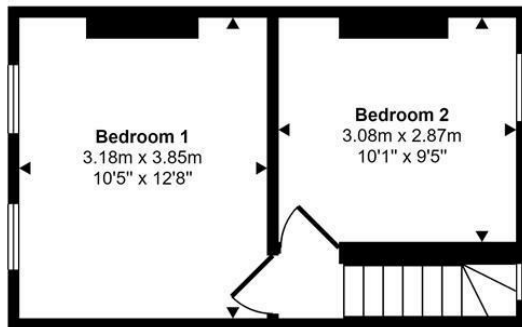
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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

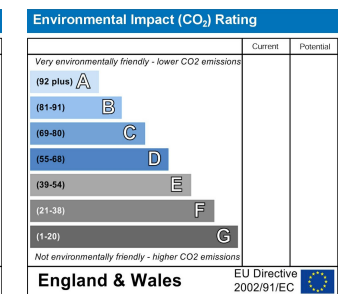
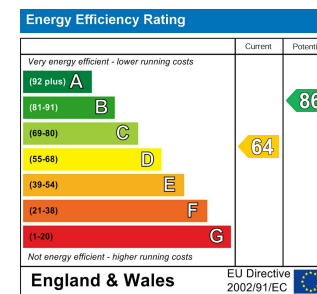
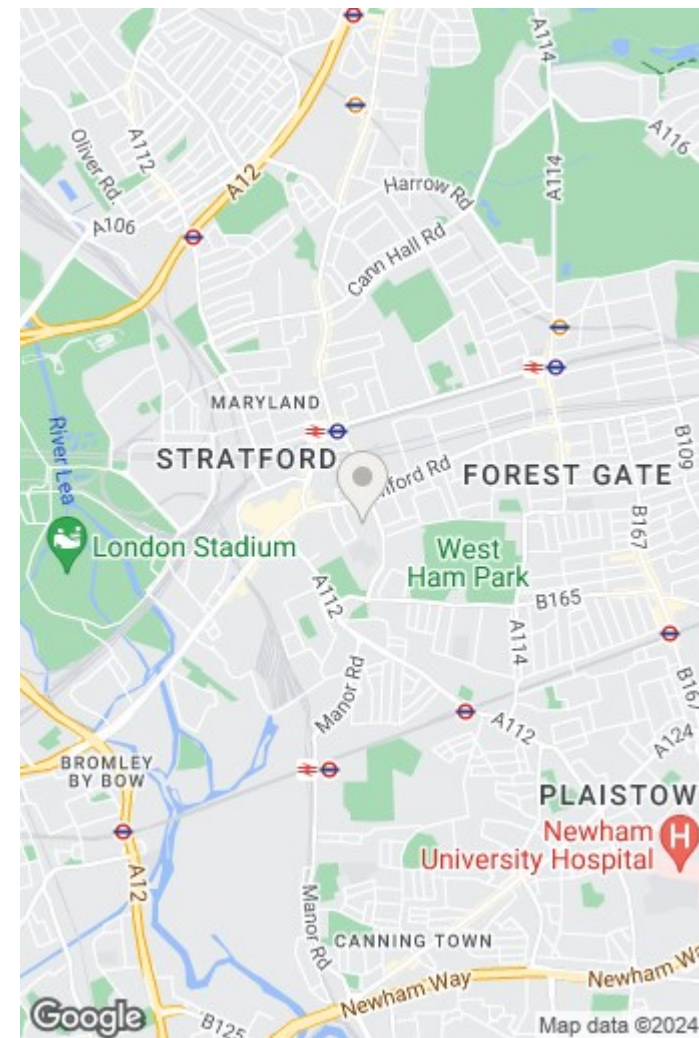
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been 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.



First Floor
Approx 25 sq m / 265 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.

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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