



Manbey Street London E15 1EU

Well Presented Three Bedroom House With Through Lounge & Kitchen/Diner £602,700 F/H



This inviting three-bedroom mid-terrace house offers comfort and convenience in a prime location.

As you enter, you'll be greeted by a spacious through lounge, providing a versatile and welcoming space for both relaxation and entertaining. The well-designed kitchen/diner is perfect for hosting family meals and gatherings, creating a central hub for daily activities.

One of the notable features of this property is the ground floor four-piece bathroom suite, adding convenience for all residents. The thoughtful layout enhances the functionality of the home, making everyday living a breeze.

Step outside into your own private oasis—a generous 41-foot rear garden awaits, offering a serene escape for outdoor activities, gardening, or simply enjoying the fresh air. The perfect extension of your living space.

Convenience is key, and this property excels in that department. Maryland station is just a short walk away, ensuring easy and efficient commuting. Moreover, the renowned Westfield shopping centre and the bustling Stratford station are within walking distance, providing access to an array of shopping, dining, and entertainment options.

Don't miss the opportunity to make this well-located three-bedroom mid-terrace house your own. With its blend of comfort, style, and proximity to key amenities, Manbey Street is ready to welcome you home.

Entrance Via
front door to

Hall
wall mounted electric meter and consumer unit - storage
cupboard housing gas meter - wood effect floor covering -
door to:

Through Lounge



double glazed window to front elevation - two radiators -
under stairs storage cupboard - stairs ascending to first floor
- power points - wood effect floor covering - doors to:





Kitchen/Diner

Hall
storage cupboard - double glazed door to rear garden - door to:

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



Bathroom

Bedroom 1



two skylight windows - double glazed window to rear elevation - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - space for fridge/freezer - space and plumbing for washing machine - tiled splash backs - power points - radiator - wood effect floor covering - door to:

obscure double glazed window to rear elevation - cupboard housing Vaillant boiler - four piece suite comprising of a panel enclosed bath - shower cubicle - pedestal wash basin - low flush w/c - tiled splash backs - radiator - tiled floor covering.

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.

Bedroom 3



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

Rear Garden 41'8" x 14'1" (12.71m x 4.30m)



partially paved with remainder laid to lawn.



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 following is noted on the title register: By a Transfer dated 13 June 2001 made between (1) David Brian Hocken and Paula Ann Hocken (Transferor) and (2) The Secretary of State for the Environment Transport and the Regions (Transferee) the stratum of subsoil comprising part of the Channel Tunnel Rail Link was removed from this title. Details of the extent of the land removed are contained in the Transfer.

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.

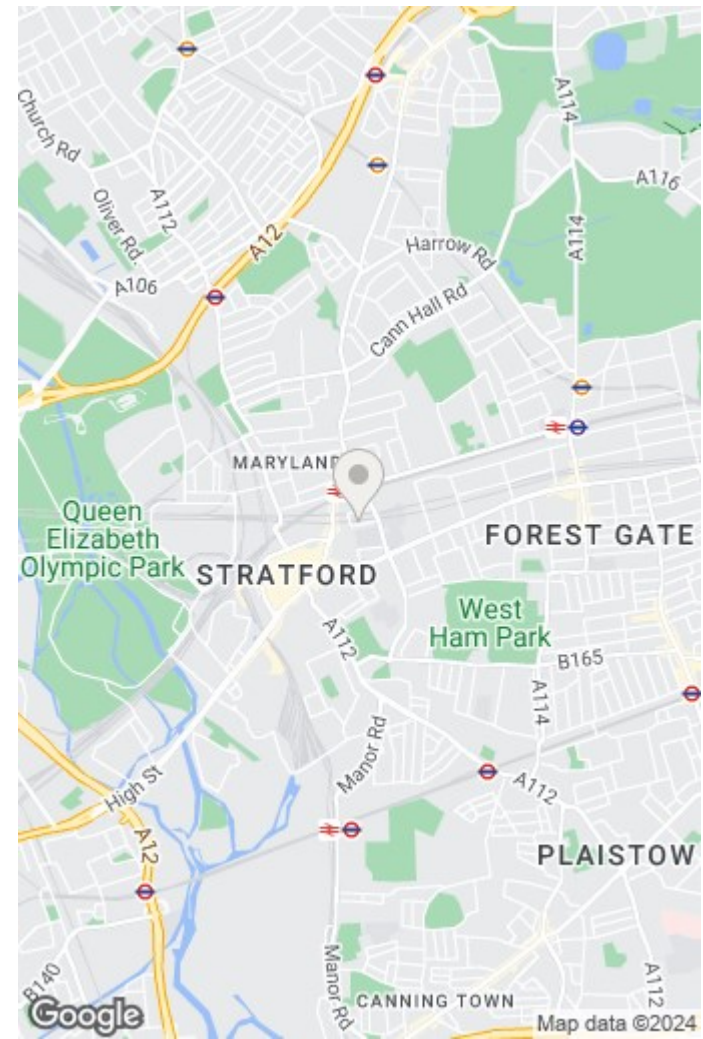
Approx Gross Internal Area
86 sq m / 922 sq ft



Ground Floor
Approx 50 sq m / 542 sq ft

First Floor
Approx 35 sq m / 380 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			88
(81-91) B		75	
(69-80) C			
(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.



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