



Chandos Road Stratford E15 1TT

Three Double Bedroom House With Off Street Parking & 63 Foot Rear Garden £615,000 F/H



Welcome to Chandos Road, E15, where an exceptional opportunity awaits you. Nestled perfectly between the vibrant hubs of Stratford and Leyton stations, this mid-terraced house presents an enticing prospect for those seeking the ideal blend of location and comfort. Boasting three generously sized double bedrooms, this property is perfect for families or individuals craving ample space.

Upon entering, you're greeted by a through lounge, offering versatility. The well-appointed kitchen, complete with a separate dining room, provides the perfect setting for culinary adventures and memorable gatherings. A four-piece ground floor bathroom suite adds a touch of indulgence to everyday living.

Stepping outside, the allure continues with a 63-foot rear garden, offering a serene retreat for relaxation or entertaining al fresco.

Conveniently situated just a short stroll from Drapers Field Recreation Ground and the vibrant East Village, residents will delight in the plethora of leisure options right at their doorstep. From tranquil green spaces to trendy eateries and boutique shops, there's something for everyone to enjoy.



Entrance Via
double glazed door to:
Through Lounge



double glazed window to front elevation - original type feature fireplace - cupboard housing electric meter and consumer unit - under stairs storage cupboard - power points - carpet to remain - stairs ascending to first floor - opening to:



Dining Room



sliding double glazed door to rear garden - radiator - power points - tiled floor covering - opening to:

Kitchen



range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with five point gas hob with extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - tiled floor covering - door to:

Bathroom



obscure double glazed window to rear elevation - wall mounted extractor fan - four piece suite comprising of a panel enclosed corner bath shower cubicle - pedestal wash basin - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

First Floor Landing

skylight window - carpet to remain - doors to:

Bedroom 1



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

Bedroom 3



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



Bedroom 2



double glazed windows to side and rear elevations - radiator - power point - carpet to remain - cupboard housing Vaillant boiler.

Rear Garden
63'9" x 14'7" (19.45m x 4.47m)



mainly paved with shed to rear.



Additional Information:

We have checked the long-term flood risk on: gov.uk/check-long-term-flood-risk the results are as follow:
Surface Water: Very low 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: The property has one off street parking space.

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.

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

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.

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.

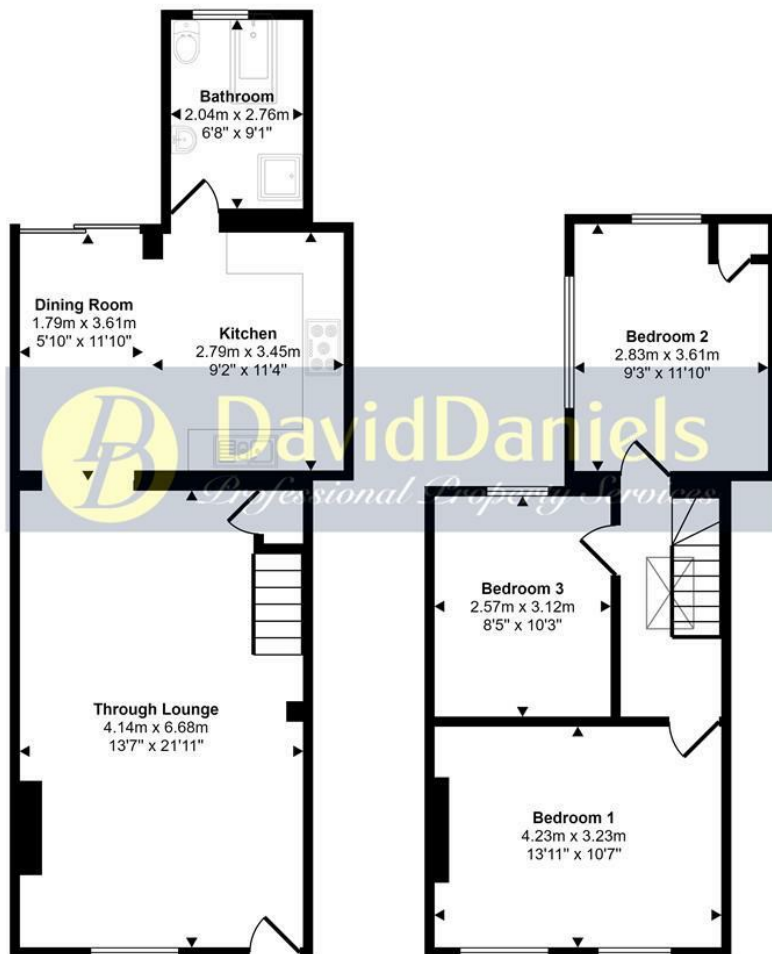
David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

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.

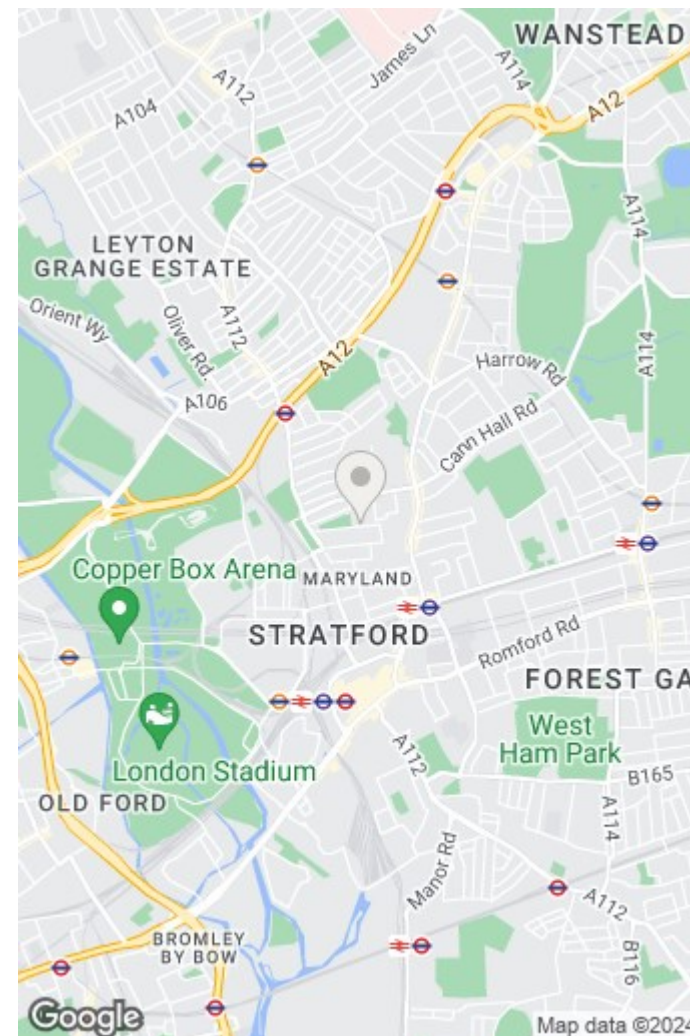


Approx Gross Internal Area
91 sq m / 976 sq ft



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.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 70 | |
| (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 | |



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

