



Hughan Road London E15 1LS

Well Presented 3 Bedroom House Ideally Nestled Between Stratford & Leyton £520,000 F/H



Welcome to this charming property located on Hughan Road in Stratford! This well-presented house, built in circa 1890, boasts a generous 840 sq ft of living space, making it an ideal first-time purchase for anyone looking for a cozy yet spacious home.

Upon entering, you are greeted by a delightful layout featuring not just one, but two reception rooms, offering ample space for entertaining guests or simply relaxing. The three double bedrooms provide a comfortable and private retreat for all members of the household.

Ideally nestled between Stratford and Leyton, this property benefits from a prime location with easy access to a variety of amenities, transport links, and green spaces. Additionally, being chain-free, the process of making this house your home is made even smoother.

Don't miss out on the opportunity to own this lovely house on Hughan Road - a perfect blend of character, space, and convenience. Contact us today to arrange a viewing and take the first step towards making this property your own!



Entrance Via

double glazed door with secondary door to:

Hallway

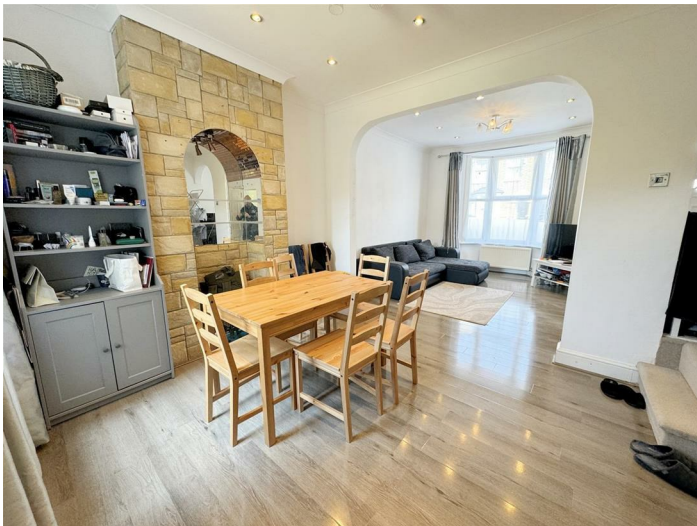
radiator - cupboard housing electric meter and consumer unit - wood effect floor covering - opening to:

Lounge



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

Dining Room



double glazed window to rear elevation - stairs ascending to first floor -

radiator - power points - wood effect floor covering - under stairs storage cupboard - opening to:

Kitchen



double glazed window to side elevation - cupboard housing Potterton boiler - range of eye and base level units incorporating a one and half bowl 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 - tiled splash backs - power points - tiled floor covering - double glazed door to rear garden - door to:



Bathroom



obscure double glazed window 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.

First Floor Landing

access to loft - power point - carpet to remain - doors to:

Bedroom 1



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

Bedroom 2



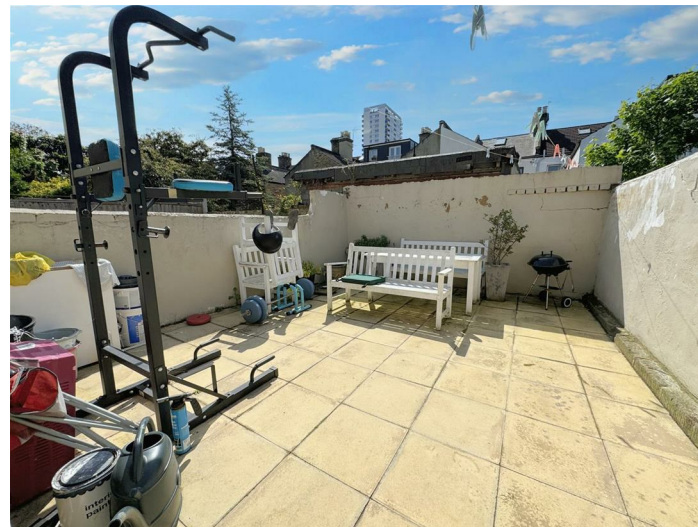
double glazed window to rear elevation - radiator - power points - carpet to remain.

Bedroom 3



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

Rear Garden 16'2" (4.93m)



Paved.

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 likely 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.

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.

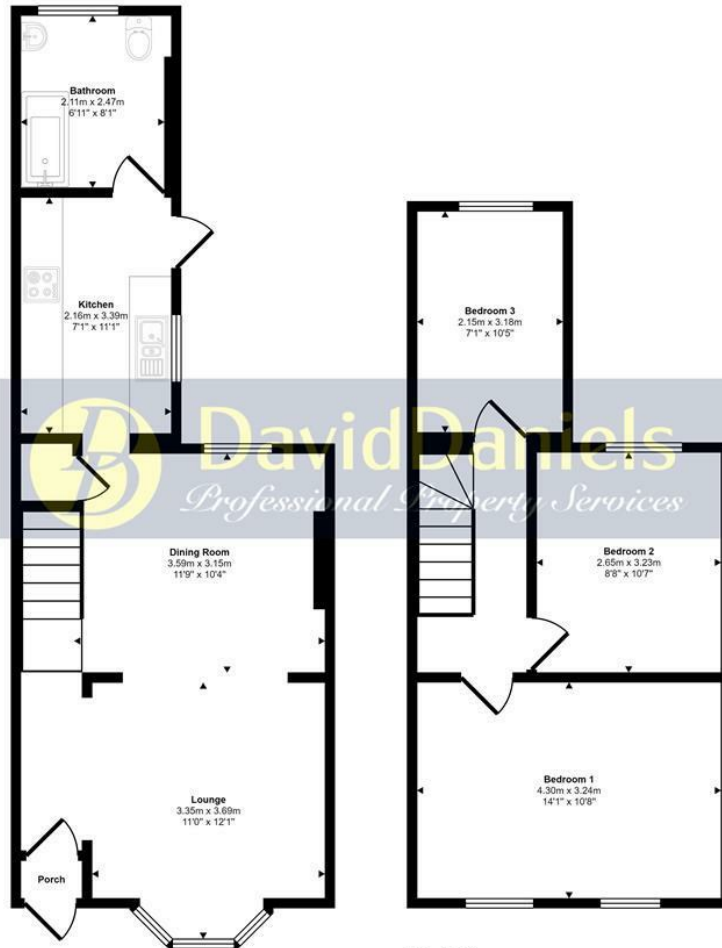
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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
78 sq m / 840 sq ft

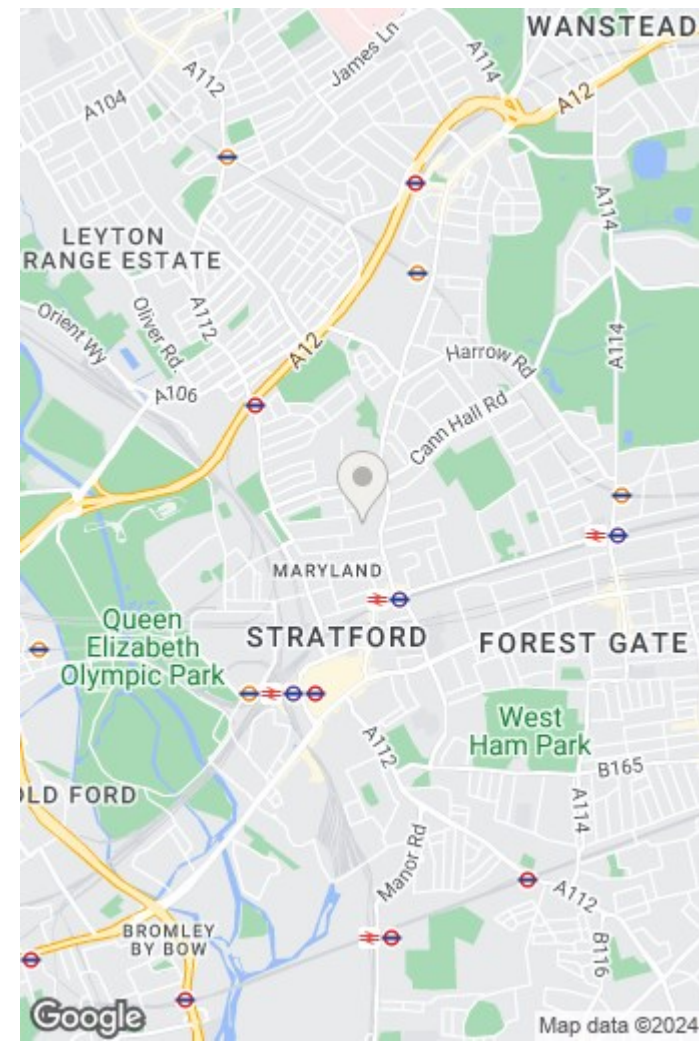


Ground Floor
Approx 43 sq m / 460 sq ft

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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			89
(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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