



Heyworth Road Stratford E15 1ST

Well Presented 3 Bedroom House With 2 Reception Rooms & 2 Bathrooms £563,500 F/H





Welcome to Heyworth Road, Stratford - a charming Victorian terraced house located on a quiet residential street. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing. With three bedrooms and two bathrooms, there is ample space for a growing family or those who enjoy having guests over.

The property's Victorian charm adds character and a sense of history to the home, making it truly unique.

Conveniently situated just a short walk away from Maryland station, which is served by the Elizabeth line, commuting to work or exploring the city couldn't be easier. Whether you're looking for a peaceful retreat from the hustle and bustle of city life or a well-connected home base for your daily adventures, this property offers the best of both worlds.



**Entrance Via:**  
double glazed door to:

**Hallway:**  
wall mounted electric meter and consumer unit - stairs ascending to first floor - carpet to remain - doors to:

**Reception 1**



double glazed three splay bay window to front elevation - radiator - power points - carpet to remain.

**Reception 2**



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



**Kitchen**



double glazed window to side elevation - wall mounted main 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 - integrated washing machine - integrated fridge/freezer - under stairs storage cupboard - 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 - vanity sink unit - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

**First Floor Landing:**  
access to loft - 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.

### Shower Room



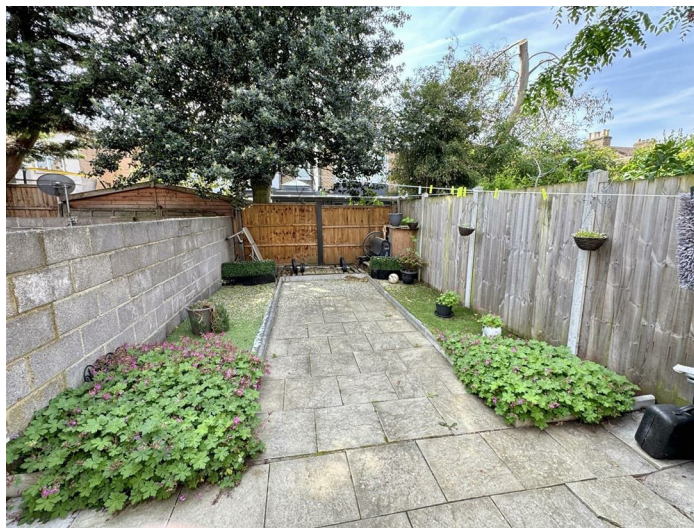
wall mounted extractor fan - three piece suite comprising of a shower cubicle - vanity sink unit - low flush w/c - tiled walls - tiled floor covering.

### Bedroom 3



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

### Rear Garden



mainly paved with flower and shrub borders.

### 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.

### 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.

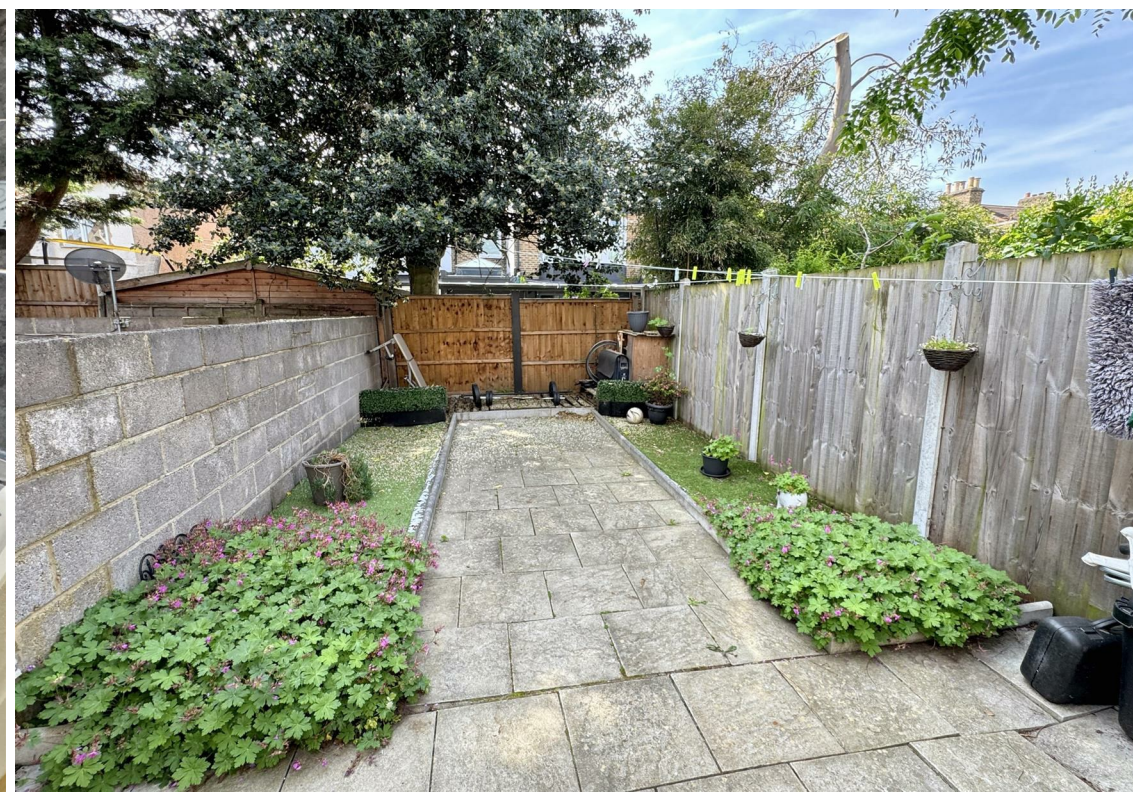
David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.

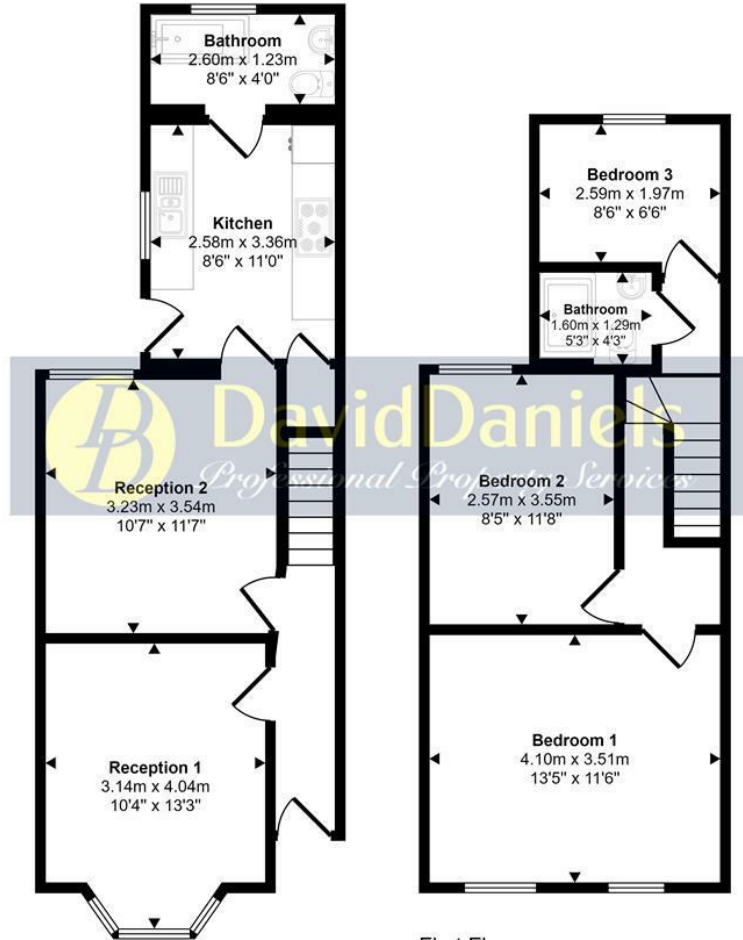
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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.



Approx Gross Internal Area  
81 sq m / 868 sq ft

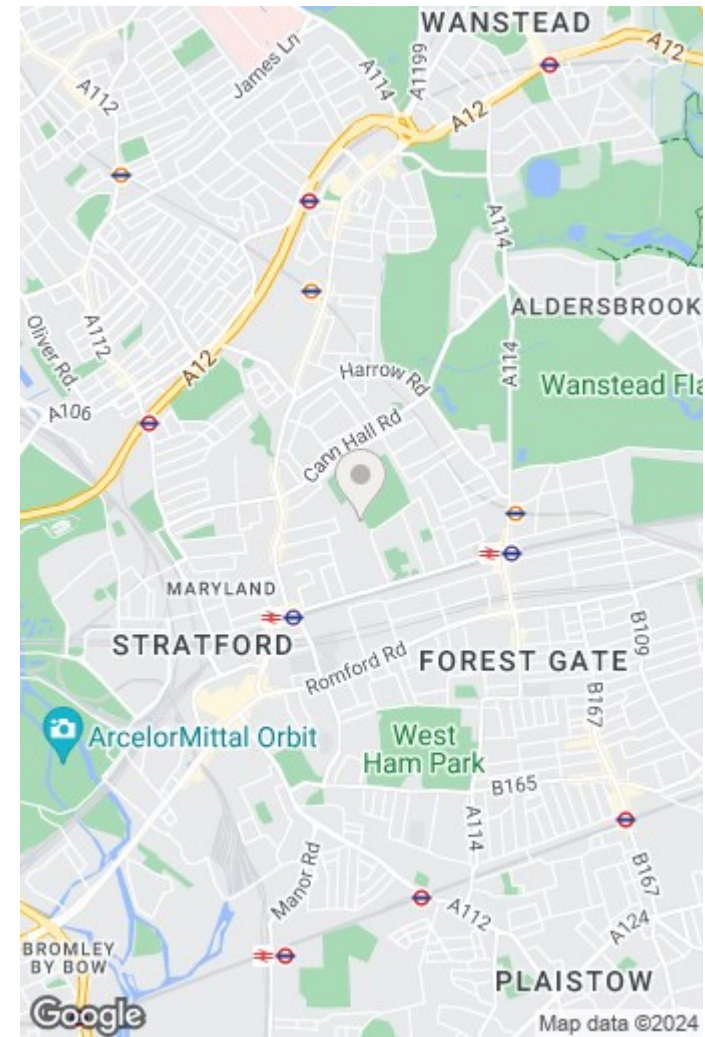


Ground Floor  
Approx 42 sq m / 457 sq ft

First Floor  
Approx 38 sq m / 412 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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