



FOR SALE
B
David Daniels
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Sheringham Avenue London E12 5PH

Well Presented Three Bedroom House With Off Street Parking £490,000 F/H

Welcome to this delightful three-bedroom mid-terraced house located on Sheringham Avenue, Manor Park, London E12.

This inviting property features a spacious through lounge, providing a versatile area for both living and dining. The well-appointed kitchen is perfect for preparing family meals, while the four-piece first floor bathroom suite offers convenience. The conservatory serves as a charming retreat, ideal for relaxation or entertaining guests. Additional benefits include off-street parking for one car.

Perfectly situated between East Ham, Ilford, and Manor Park stations, this home offers excellent transport links, with the Elizabeth line providing quick access to central London. For those who prefer driving, the A406 is easily accessible, making commutes into the city straightforward. Nature enthusiasts will appreciate the short walk to Little Ilford Park, a green oasis for leisurely strolls and outdoor activities. Additionally, the Exchange Ilford Shopping Centre is within easy reach, offering a variety of shops and amenities. This property combines convenience, comfort, and accessibility, making it an ideal choice for your next home.

Entrance via

double glazed front door with secondary door to:

Hallway

wall mounted electric meter and consumer unit - under stairs storage cupboard housing gas meter - stairs ascending to first floor - radiator - wood effect floor covering - doors to:

Through Lounge



double glazed three splay bay window to front elevation - double glazed window to rear elevation - two radiators - power points - wood effect floor covering.



Kitchen



double glazed window to side elevation - wall mounted Vaillant boiler - 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 - tiled floor covering - door to:



Conservatory



double glazed windows to side and rear elevations - radiator - power points - wood effect floor covering - double glazed double door to rear garden.

First Floor Landing

access to loft - doors to:

Bathroom



double glazed window to rear elevation - four piece suite comprising of a panel enclosed bath with mixer taps - shower cubicle - pedestal wash basin - low flush w/c - tiled walls - radiator - storage cupboard - tiled floor covering.



Bedroom 2



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

Bedroom 1



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

Bedroom 3



double glazed window to front elevation - radiator - power points - wood effect floor covering.

Rear Garden



Additional Information:

Council Tax London Borough of Newham Band C.

Parking: Off street parking for one small vehicle. On street parking is available, 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 and Vodafone. O2 voice coverage is likely but data coverage is limited.

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 title Register notes the following restrictive covenants:

A Conveyance of the land in this title and other land dated 7 October 1898 and made between (1) The Premier Land Company Limited (Vendors) and (2) William Alfred Tutt (Purchaser) contains restrictive covenants. Neither the said Conveyance nor a certified copy or examined abstract thereof could be produced on first registration but the covenants contained therein are believed to be identical with those imposed on other parts of the Vendor's Little Ilford Estate. Particulars of such covenants are set out in the schedule of restrictive covenants hereto.

The following are details of the covenants imposed on the Little Ilford Estate referred to in the Charges Register. AND the Purchaser for himself

his heirs and assigns and to the intent that the burden of this covenant may run with the land hereby conveyed and bind such land into whosoever hands the same shall come hereby covenants with the Vendors their successors and assigns owners or occupiers of the Little Ilford Estate now or late belonging to the Vendors or of any part thereof that the Purchaser his heirs and assigns will henceforth duly perform observe fulfil and keep all and singular the restrictions stipulations and conditions set forth in the Second Schedule hereto and will indemnify the Vendors their successors and assigns against all liability in respect of the same PROVIDED ALWAYS that this last mentioned covenant shall only be binding upon the Purchaser his heirs or assigns during the period of actual ownership.

THE SECOND SCHEDULE above referred to Restrictions, Stipulations and Conditions (Private House Plots) The shortest road frontage of each Plot is the front, and any other road frontages are flanks.

1. FENCES. The Purchaser is forthwith to make and erect good and suitable fences along the extreme boundaries of his plots (except where the same are already fenced in) next the roads, on the sides of his plots marked T within the boundary, but any Purchaser buying two or more contiguous plots shall not be bound to erect division fences between such plots. All fences in advance of front building lines shall be 4 feet high and no more. Fences at rear of plots shall not be less than 5 feet high, nor more than 6 feet high. Fences in advance of flank building lines and also division fences between the plots of any two Purchasers shall be not less than 4 feet high, nor more than 6 feet high. The Purchaser is afterwards to maintain such fences or any remaining portions thereof until it shall have become necessary to remove same for the purpose of immediately thereafter erecting walls or buildings on the site thereof.

2. BUILDING LINES. Nothing shall be erected nearer to the road than the front building lines shown on plan, except as follows:-

(1) Bay windows, porches and other architectural projections not to project more than 2 feet 6 inches in advance of the building line.

(2) Fences or dwarf forecourt walls with suitable railings and gates; no such erection to exceed 4 feet in height. Nothing shall be erected nearer the road than the flank building lines shown on plan, except fences, fence walls, railings, or gates; no such erection to exceed 6 feet in height.

3. DESCRIPTION OF BUILDINGS. Private dwellinghouses only may be erected. No house shall be erected until the elevations have been submitted to and approved by the Vendors and a copy deposited with them. Not more than one house shall be erected on each plot, and the principal front of every house shall face towards the shortest road frontage of the plot on which it shall be built. No stables or detached out-buildings except a greenhouse not exceeding 12 feet in height shall be erected on any plot, except such as the Vendors may by writing approve.

4. VALUE OF BUILDINGS. No house shall be erected on any plot of less value than £225. The value of a house shall be taken to be its net first cost in materials and labour of construction only, estimated at the lowest current prices and exclusive of the cost of any greenhouse or approved outbuilding.

5. TRADES, ETC. PROHIBITED. The trade of an innkeeper, victualler, or seller of wines, spirits or beer, to be consumed on or off the premises, or a club where such liquors are consumed, shall not be carried on upon any plot nor shall any other trade whatsoever or any business or manufacture, be carried on upon any plot. No building shall be erected or used as a school,

hospital, asylum or public institution. No operative machinery shall be fixed or placed upon any plot except such machinery as the Vendors shall by writing approve. No hut, shed, caravan, house on wheels, or other chattel adapted or intended for use as a sleeping apartment, nor any shows, booths, swings, roundabouts or hoardings (except for building purposes) or advertising station shall be erected, made, placed or used or be allowed to remain upon any plot nor shall the plot be used for the storage of rubbish or waste material and the Vendors may remove and dispose of any such erection, rubbish or other thing and for that purpose may enter any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.

6. ROADS. No plot shall be used as a road or way or part of a road or way, from or to any land adjoining or adjacent to the Vendors Estate. Until the road or roads and footpaths so far only as they abut on the plot or plots purchased by the Purchaser shall be respectively taken over by the local authority, the Purchaser shall keep and maintain the same in good repair and condition, and in default of so doing it shall be lawful for, but not obligatory upon, the Vendors to maintain and repair the same, in which latter event the Purchaser shall pay to the Vendors on demand all expenses incurred in relation to such maintenance and repair, or his portion thereof, as the case may be the amount to be ascertained, assessed or apportioned by the Surveyor for the Vendors for the time being. The Purchaser shall also pay all sums payable to the Local authority prior to or connected with the taking over of such road or roads and footpaths. The Purchaser shall not obstruct any portion of the roadways or footpaths by deposit of building materials or otherwise nor disturb the surface of such roadways or footpaths, except for the purpose of making connections to sewers, drains or mains thereunder and any such disturbances shall be made good by the Purchaser with all due despatch.

7. EXCAVATION. No excavations shall be made on any plot except as may be necessary for buildings and drains and appurtenances thereto nor shall any gravel, sand or earth be removed from any plot without the written consent of the Vendors.

NOTE: The Vendors reserve to themselves the right to waive or modify any of the foregoing restrictions, stipulations and conditions or any part thereof and also reserve to themselves the right to sell or resell any portions of their estate in which they shall for the time being be interested, either with similar or with different restrictions, stipulations and conditions or without restrictions stipulations or conditions of any kind.

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.

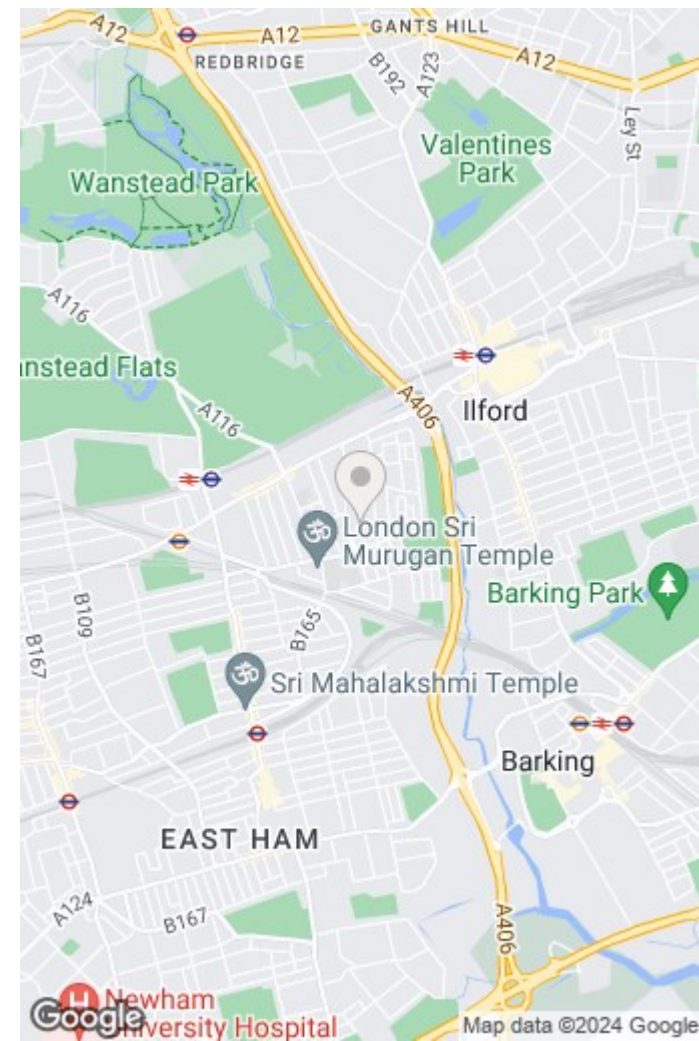
Disclaimer

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
97 sq m / 1049 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 | | 86 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 45 | |
| (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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