



**Worcester Road London E12 5JX**

**Well Presented Two Double Bedroom Mid Terraced House £420,000 F/H**





Welcome to this charming property located on Worcester Road! This delightful house boasts two double bedrooms, perfect for a small family or those in need of a guest room or home office. The property features a through lounge, ideal for entertaining guests or simply relaxing in a spacious environment.

Situated just a short walk away from the Queen Elizabeth Line, commuting and exploring the city will be a breeze.

With a prime location and a layout ready to move into, this house presents a opportunity for anyone looking to settle in a vibrant and well-connected area of London.

Additionally, this property is chain-free, offering you a smooth and hassle-free purchasing process.





**Entrance Via:**  
partially glazed door with secondary door to:

**Through Lounge**



double glazed three splay bay window to front elevation - stairs ascending to first floor - two radiators - powerpoints - wood effect floor covering - under stairs storage cupboard housing consumer unit and electric meter - door to:



**Kitchen/Diner**



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



**Bathroom**



obscure double glazed window to rear elevation - wall mounted main boiler - three piece suite comprising of a shower cubicle - 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 One



two double glazed windows to front elevation- radiator - power points - wood effect floor covering

## Bedroom Two



double glazed window to rear elevation - power points, wood effect floor covering.

## Garden



paved with shrub borders - shed to rear.

### 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 the following mobile network coverage:

EE - Voice Coverage: Likely and Data Coverage: likely  
Three - Voice Coverage: Limited and Data Coverage: Limited  
02 - Voice Coverage: Likely and Data Coverage: Limited  
Vodafone: Voice Coverage: Likely and Data Coverage: Likely

An Ofcom Online search shows that standard and ultrafast broadband is available and superfast is not 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 follows 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.

## Opening hours

Monday and Friday: 8.30 am - 6.00 pm  
Tuesday to Thursday: 8.30 am - 7.00 pm  
Saturday: 9.30 am - 5.00 pm

## Viewing

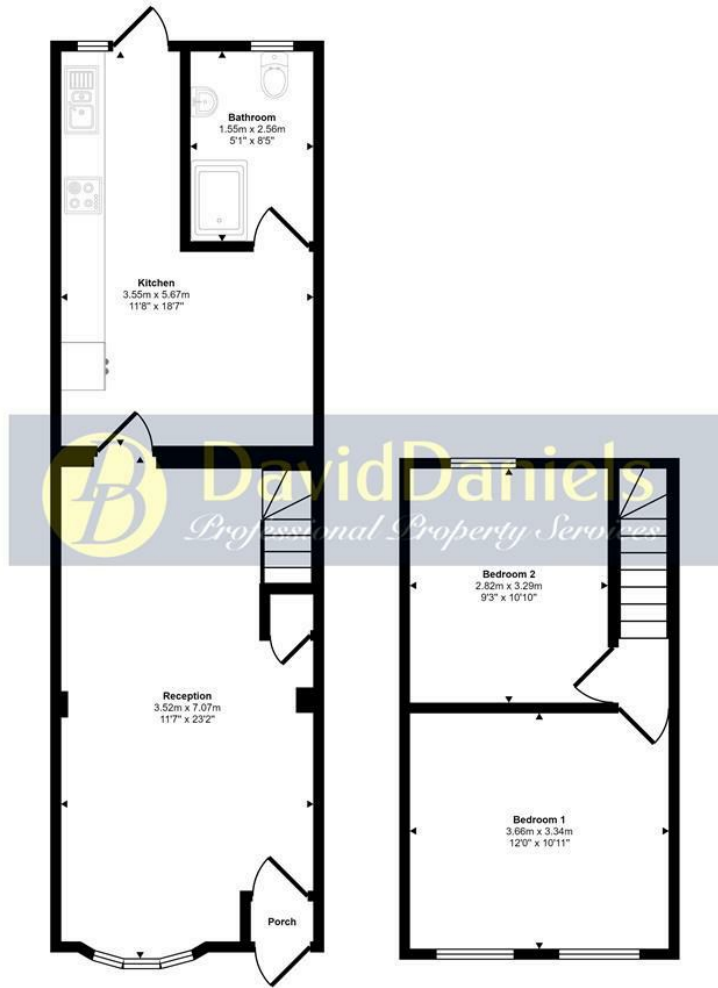
To view this property please call us to make an appointment on 020 8555 3521.







Approx Gross Internal Area  
66 sq m / 706 sq ft

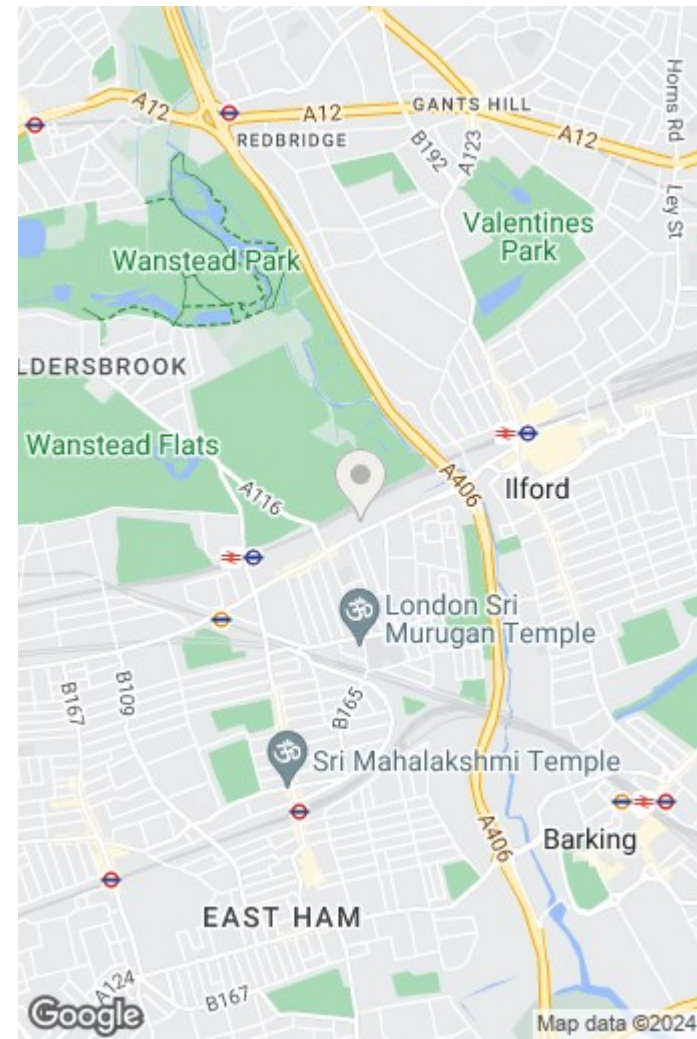


Ground Floor  
Approx 42 sq m / 449 sq ft

First Floor  
Approx 24 sq m / 257 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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	



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

