



**Tower Hamlets Road London E7 9BZ**

**Three Bedroom House With Separate Dining Area, Conservatory & First Floor Bathroom £570,000 F/H**





Welcome to this charming three-bedroom house located on Tower Hamlets Road, E7. This delightful property boasts a spacious through lounge, providing an inviting space for relaxation and entertainment. The kitchen features a separate dining area, perfect for family meals and gatherings. Adding to the appeal is a bright and airy conservatory, offering a versatile space that can be enjoyed year-round. The low-maintenance rear garden provides a private outdoor retreat.

Upstairs, the property features a well-appointed first-floor bathroom, designed for comfort and convenience. Nestled between the Forest Gate and Maryland stations, both served by the Elizabeth Line, this home offers superb transport links, making commuting a breeze. Additionally, it is just a short walk from the tranquil Forest Lane Park, providing a perfect balance of urban convenience and green space. This property presents an excellent opportunity for those seeking a comfortable, modern, and well-connected family home in a vibrant and desirable area. Don't miss out on making this wonderful house your new home.

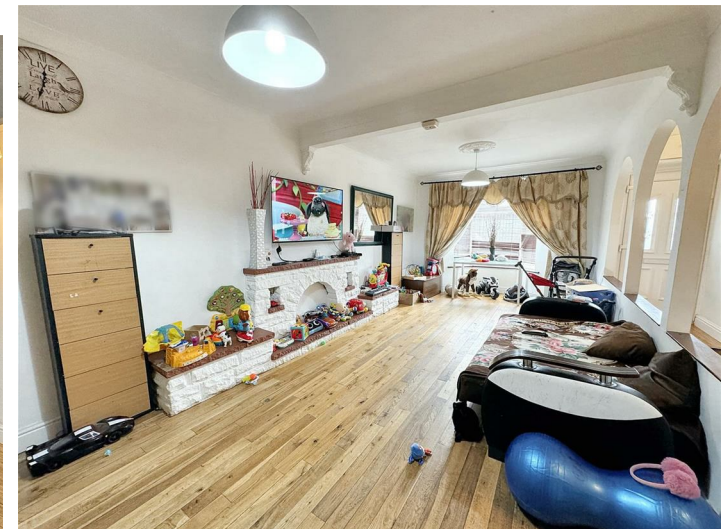
**Entrance Via**  
double glazed door to:

**Hallway**  
stairs ascending to first floor - cupboards housing gas meter, electric meter and consumer unit - radiator - power points - wood effect floor covering - opening to:

**Through Lounge**



double glazed bay window to front elevation - two radiators - power points - wood effect floor covering - opening to dining area.





## Dining Area



radiator - power point - tiled floor covering - opening to kitchen - double glazed sliding door to conservatory.

## Kitchen



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 - space and plumbing for washing machine - tiled splash backs - power points - tiled floor covering.



## Conservatory



double glazed windows to rear elevation - tiled floor covering - double glazed double door to rear garden.

## First Floor Landing



double glazed window to side elevation - wall mounted Worcester boiler - storage cupboard - radiator - power point - wood effect floor covering - doors 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 - radiator - tiled floor covering.





**Bedroom 1**



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

**Bedroom 2**



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

**Bedroom 3**



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

**Garden**



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 the following coverage via the following mobile networks:  
EE: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.  
Three: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.  
O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.  
Vodafone: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

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 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.



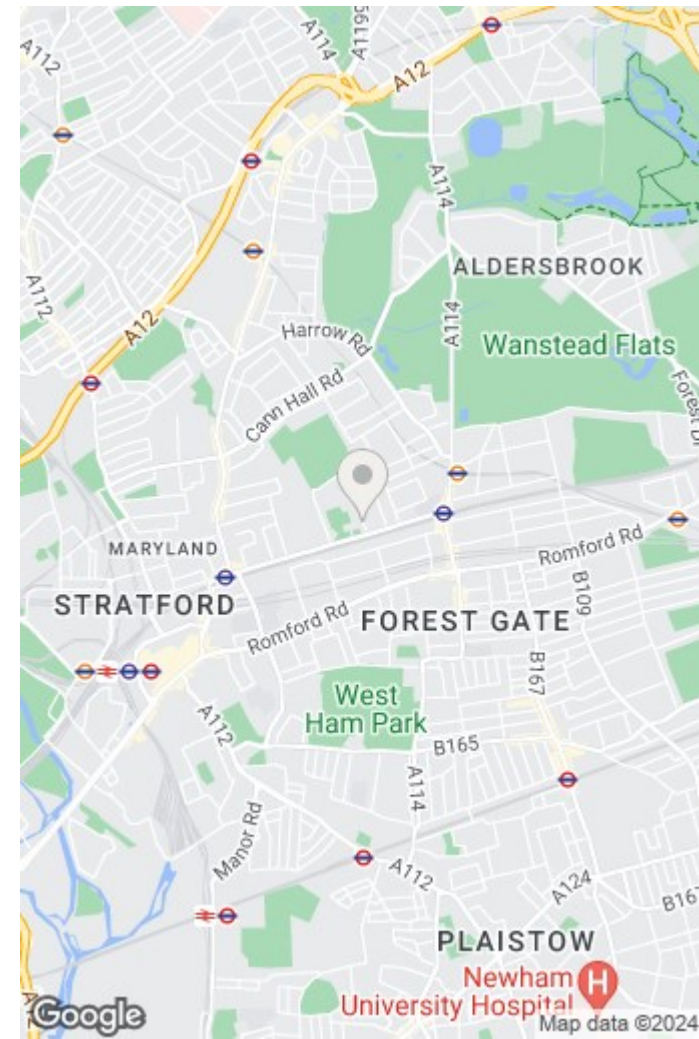
Approx Gross Internal Area  
107 sq m / 1155 sq ft



**Ground Floor**  
Approx 65 sq m / 705 sq ft

**First Floor**  
Approx 42 sq m / 451 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 |                         | 88        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 65                      |           |
| (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 <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 |           |

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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