



Glenparke Road London E7 8BW

**Well Presented Five Bedroom House With Two Reception Rooms & Two Bathrooms Offers Over**

Welcome to this well presented five-bedroom house located on Glenparke Road, E7. This spacious home offers a perfect blend of modern living and traditional charm, making it an ideal family residence.

The property features two inviting reception rooms, providing ample space for relaxation and entertaining. With two well-appointed bathrooms, morning routines and family gatherings are effortlessly accommodated. The added benefit of a cellar provides valuable storage options or potential for further development. Situated close to West Ham Park, residents can enjoy easy access to green spaces, perfect for outdoor activities and leisure. This delightful property is ready to welcome its new owners and create lasting memories.

#### Entrance Via

double glazed door to:

#### Hallway

stairs ascending to first floor - radiator - power points - carpet to remain - doors to:

#### Reception 1



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

#### Reception 2



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

#### Kitchen (L-Shape)



double glazed windows to side and rear elevation - wall mounted Worcester boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - gas cooker point - space and plumbing for washing machine - space for under counter fridge - tiled walls - radiator - power points - tiled floor covering - double glazed door to rear garden.



**Bathroom**



**Bedroom 2**



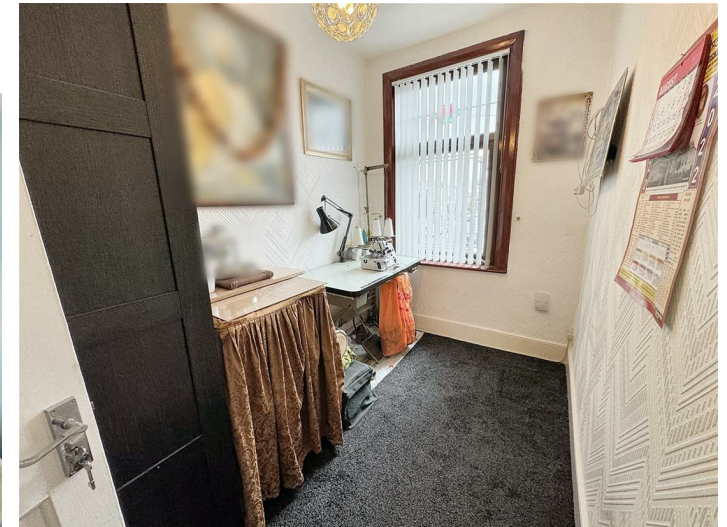
**Cellar**



obscure double glazed window to rear elevation - wall mounted extractor fan - three piece suite comprising of a panel enclosed with mixer taps and shower over - pedestal wash basin - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

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

**Bedroom 5**



wall mounted gas meter, electric meter and consumer unit.

**First Floor Landing**

stairs ascending to second floor - power point - carpet to remain - doors to:

**Bedroom 1**



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

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

**Second Floor Landing**

skylight window - carpet to remain - doors to:

### Shower Room



obscure double glazed window to rear elevation - three piece suite comprising of a shower cubicle - vanity sink unit - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

### Bedroom 4



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

### Bedroom 3



two skylight windows - radiator - power points - storage in eaves - carpet to remain.

### Rear Garden



mainly paved - door to:



### W/C



low flush w/c - tiled walls.

### 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 likely. Outdoor voice and data coverage likely.

Three: Indoor voice and data coverage likely. 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 limited. 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.

The Title Register shows the following covenants:

A Conveyance of the land in this title and other land dated 15 August 1895 made between (1) Samuel Warren Searle (2) The Land Ground Rent Company Limited and (3) William George Bunn and others (Purchasers) contains the following covenants:- COVENANT by Purchasers to observe and perform conditions mentioned in Third Schedule THIRD SCHEDULE

1. The Purchaser are not to erect any messuage or building on the said land or any part thereof for the purpose of or in connection with a public house or otherwise use the said land or any part thereof or any messuage or building erected thereon for or in connection with a public house or the sale of wine beer or intoxicating liquors.

2. The houses which may be erected shall be private dwelling houses and the first price cost of each house shall not be less than £180.

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.

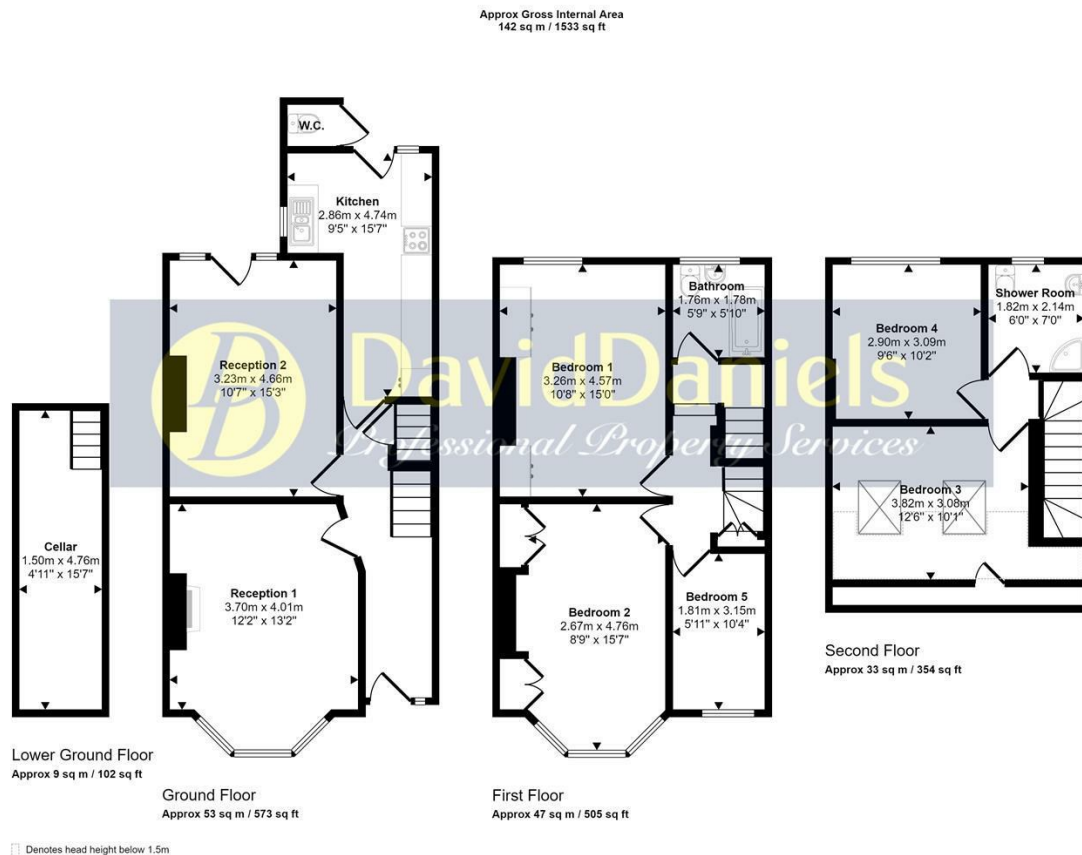
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

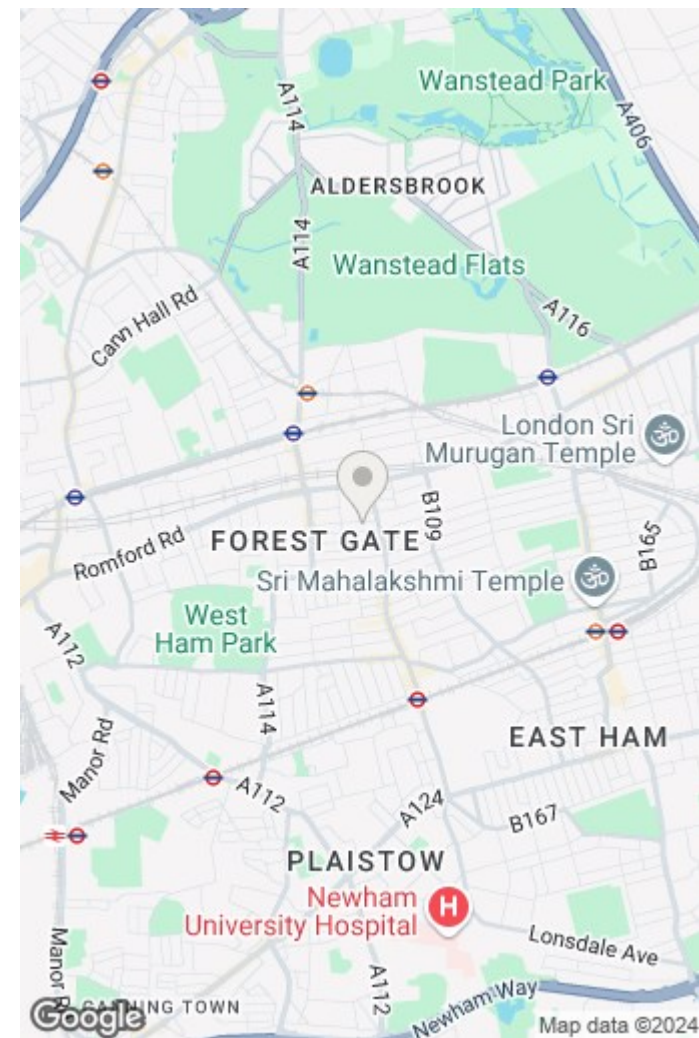
Please get in touch should you require a quotation and we will be pleased to organise this for you.

### **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.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82
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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