



Cromwell Road London E7 8PB

Well Presented Two Bedroom House With Two Reception Rooms £525,000 F/H

Discover this well-presented and inviting two-bedroom mid-terraced house located on Cromwell Road, E7, offering an ideal blend of comfort, style, and convenience.

The property boasts two spacious and versatile reception rooms, perfect for both relaxation and entertaining guests. The ground floor features a well-appointed bathroom along with a separate W/C, providing added practicality for everyday living. The home also includes a versatile loft room, offering additional space that could serve as a home office or extra storage.

Outside, you'll find a low-maintenance rear garden, complete with a durable brick shed, ideal for storage or as a potential workshop. Situated in a prime location, this charming home offers easy access to the vibrant amenities of Green Street and the peaceful surroundings of West Ham Park, making it the perfect choice for those seeking both convenience and a comfortable lifestyle.

Entrance Via:
double glazed door to

Hallway
stairs ascending to first floor - radiator - power point - wood effect floor covering - doors to:

Lounge



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

Dining Room



radiator - power points - wood effect floor covering - understairs storage cupboard housing electric meter and consumer unit - door to lean to - door to:

Kitchen



skylight window - double glazed window to side elevation - 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 - space for fridge/freezer - tiled splash backs - power points - tiled floor covering - arch to lean to - door to:

Bathroom



obscure double glazed window to rear elevation - wall mounted shower - low flush w/c - wall mounted wash basin - tiled walls - heated towel rail - vinyl floor covering



Lean To



wall mounted Worcester boiler - power points - tiled floor covering - double glazed door to rear garden - door to:

w/c



obscure double glazed window to rear elevation - low flush w/c - wall mounted wash basin - heated towel rail - tiled walls - tiled floor covering.

First Floor Landing

stairs ascending to second floor - doors to:

Bedroom 1



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

Bedroom 2



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

Second Floor Landing

skylight window - door to:

Loft Room



two skylight windows to rear elevation - radiator - power points - storage in eves - carpet to remain.

**Rear Garden
33'2" (to brick shed) (10.11m (to brick shed))**



paved - door to:

Brick Shed



two double glazed windows - power points.

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.

The following is noted on the title register : The land is subject to such restrictive covenants as may have been imposed thereon before 2 May 1927 and are still subsisting and capable of being enforced. (I am unable to locate any further documentation in relation to this on the land registry.)

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.

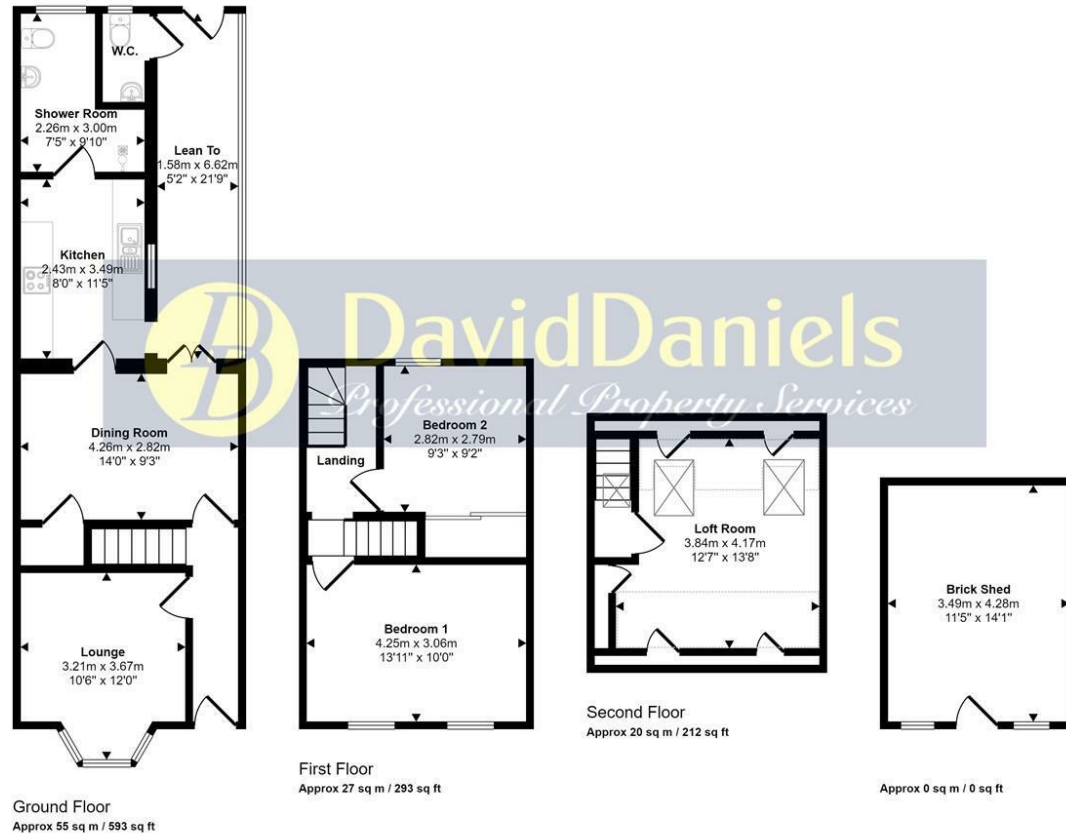
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

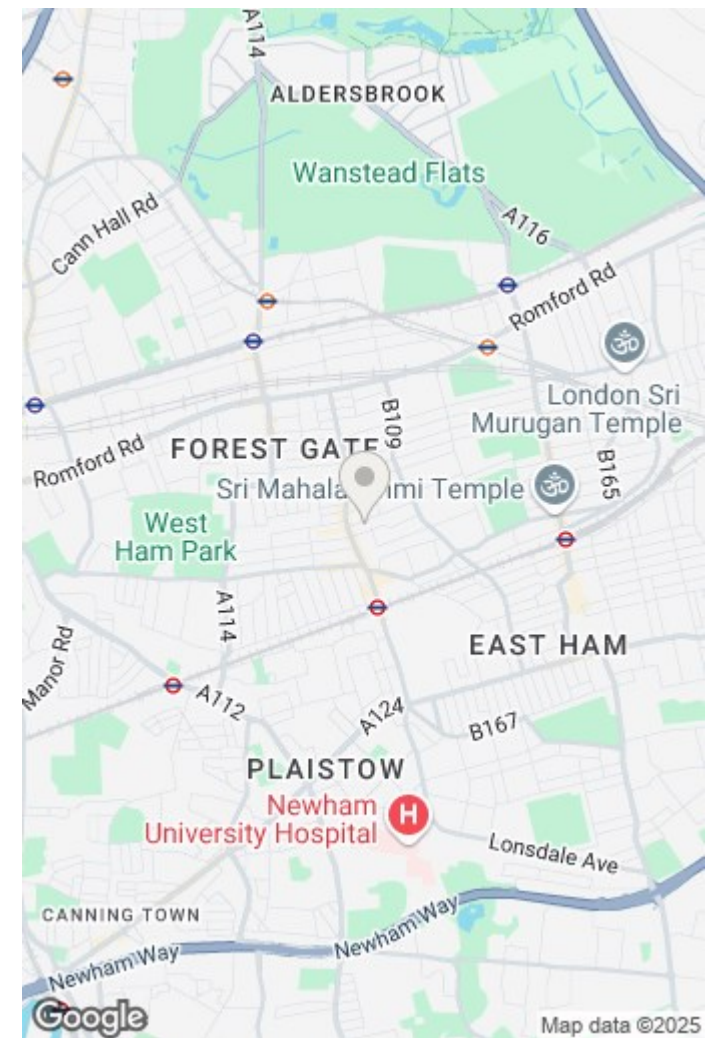
Disclaimer

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
102 sq m / 1098 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.



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.

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			
England & Wales		EU Directive 2002/91/EC	
			83
			57

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	



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