



**Borthwick Road Stratford E15 1UD**

**Three Bedroom End Of Terrace House With First Floor Bathroom And Ground Floor Shower £580,000 F/H**



Welcome to this charming three-bedroom end of terrace house located on Borthwick Road in the sought-after area of Stratford. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With two bathrooms, including a convenient downstairs shower cubicle, this house offers both comfort and practicality.

One of the highlights of this property is its ideal location within a short walk to Maryland Station, providing easy access to the Queen Elizabeth Line for convenient commuting. Whether you're heading to work or exploring the city, this location offers great connectivity.

Step outside to discover a spacious low maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Imagine relaxing in your own private outdoor space.



**Entrance via:**  
double glazed door to:

**Hallway:**  
stairs ascending to first floor - radiator - under stairs storage cupboard housing gas meter, electric meter and consumer unit - parquet floor covering - doors to:

**Reception One:**



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

**Kitchen:**



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

**Reception Two:**



double glazed window to rear elevation - vaillant boiler - storage cupboard - radiator - power points - carpet to remain. ( doors to reception one which has been blocked)

**Hallway:**

obscure window to rear elevation - tiled floor covering - door to rear garden - doors to:

**Shower Room:**



shower cubicle - radiator - tiled splash backs - tiled floor covering.

**W/c:**



wall mounted extractor fan - low flush w/c - wall mounted wash basin - tiled floor covering.

**First floor landing:**

access to loft - power point - carpet to remain - doors to:

**Bathroom:**



obscure double glazed window to rear elevation - wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - pedestal wash basin - low flush w/c - tiled splash backs - radiator - wood effect floor covering.

**Bedroom Two:**



double glazed window to rear elevation - built in cupboard - radiator - power points - exposed floorboards.

**Bedroom One:**



double glazed window to front elevation - built in wardrobe - radiator - power points - exposed floorboards .

**Bedroom three (L-shape):**



double glazed window to front elevation - built in wardrobe - radiator - power points - exposed floor boards.

**Rear garden:**



mainly paved - raised decked area - brick built shed - side access.



**Mortgage**

We offer a full range of mortgage and financial advice. Please call to discuss your requirements.

**Viewing**

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

**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

**Additional Information:**

Council Tax London Borough of Waltham Forest Band D

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 Likely and data coverage limited. Outdoor voice and data coverage likely.
- Vodafone: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

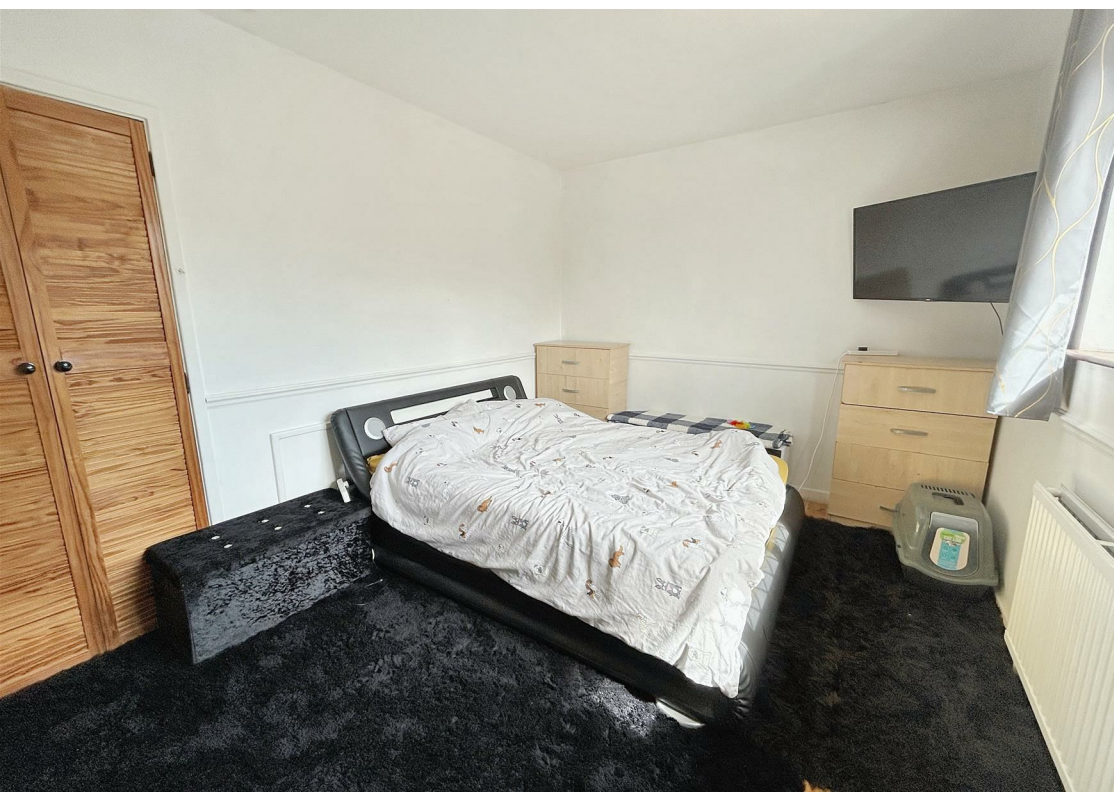
An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

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.

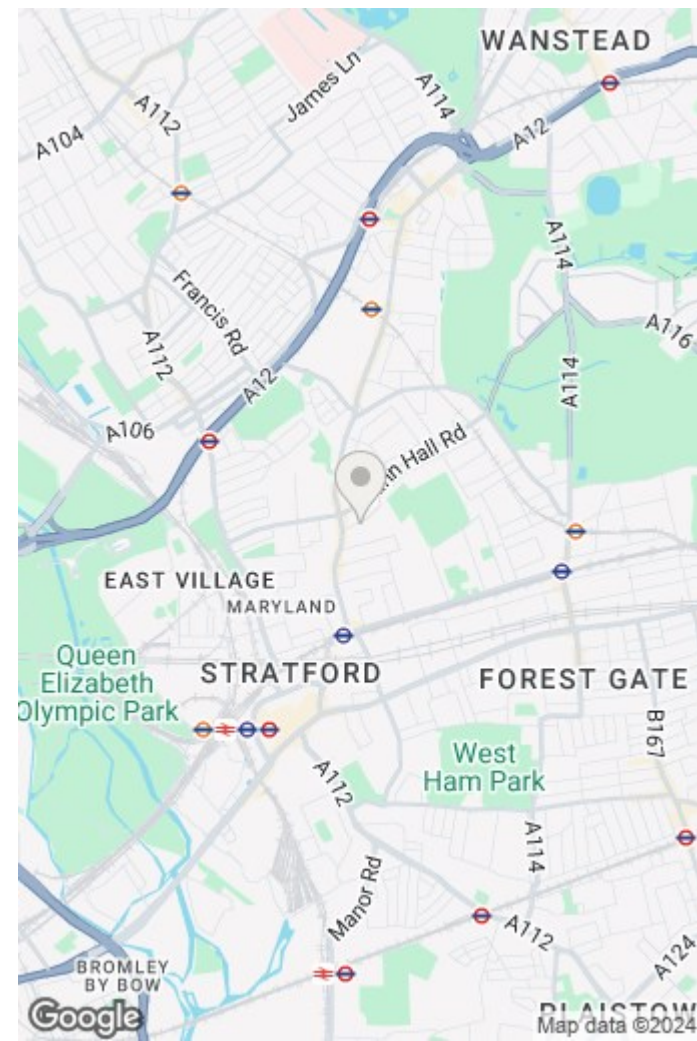
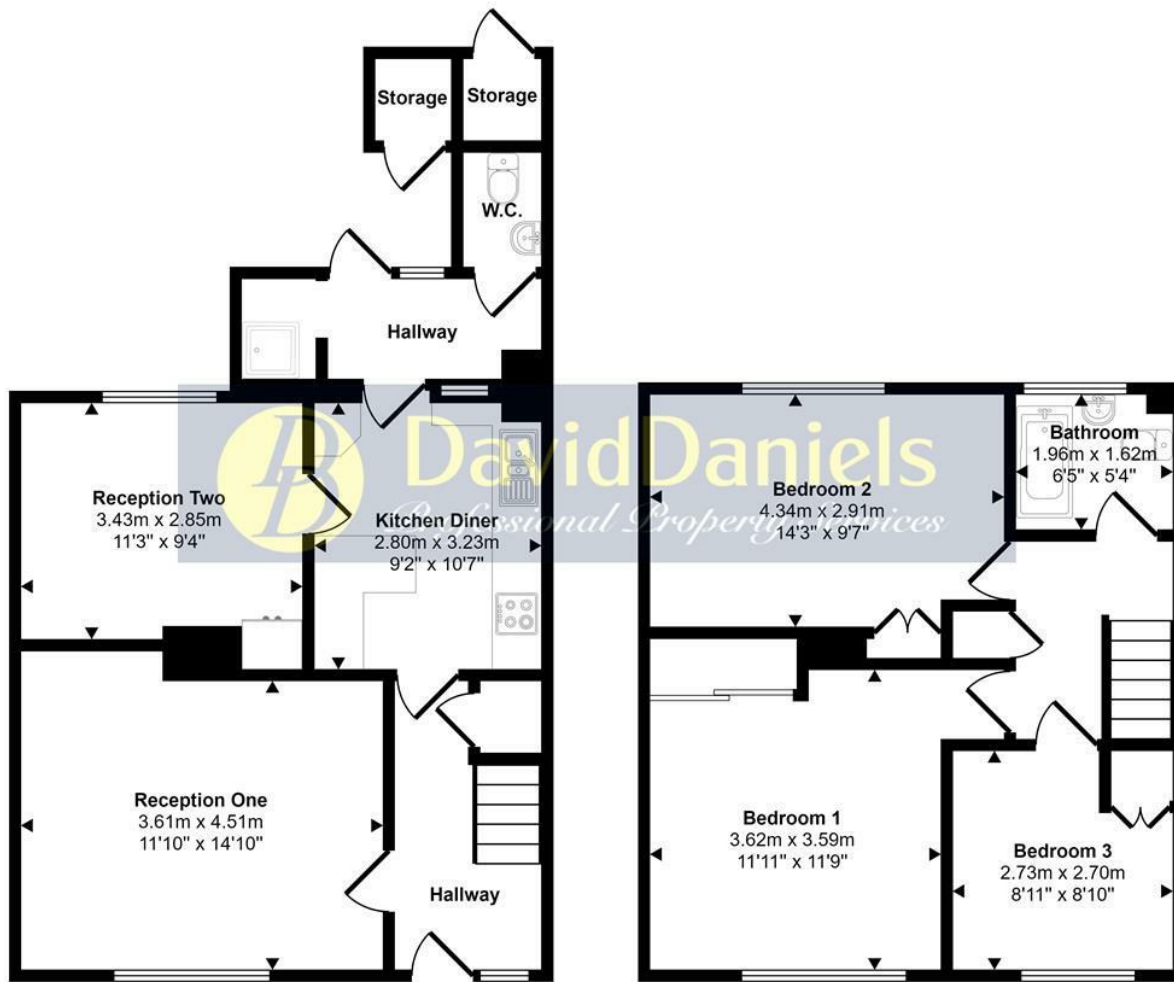
The property has mains electric, mains gas, mains water, mains sewerage and is heated via gas central heating.

The below is noted on the title register:

- 1 The parts of the land affected thereby are subject to the restrictive covenants imposed thereon prior to registration so far as the same are enforceable.
  - 2 A Transfer of the land in this title dated 19 July 1982 made between (1) The Mayor and Burgesses of the London Borough of Waltham Forest and (2) Jean Mary Baxter and Christine Amanda Baxter contains restrictive covenants.
- we are unable to locate this document on land registry.



Approx Gross Internal Area  
98 sq m / 1059 sq ft



**Ground Floor**  
Approx 53 sq m / 572 sq ft

**First Floor**  
Approx 45 sq m / 487 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			
		59	84
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			
		55	64
England & Wales		EU Directive 2002/91/EC	



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

