



Tennyson Road London E15 4DJ

Well Presented Two Bedroom Mid-Terraced House With Courtyard Garden £425,000 F/H



Introducing this charming and well-maintained two-bedroom mid-terrace house located on Tennyson Road, E15.

Perfectly blending comfort and convenience, this delightful property features lounge that seamlessly opens into the kitchen, creating an inviting space ideal for relaxation and entertaining.

The ground floor offers a four-piece bathroom, while upstairs you'll find two generously sized double bedrooms. To the rear, a courtyard garden provides a peaceful outdoor retreat.

Situated in a sought-after location, the house is just a short walk from the serene Stratford Park, the vibrant Westfield Shopping Centre, and within easy reach of the Queen Elizabeth Olympic Park. An excellent opportunity for first-time buyers or investors seeking a home in this vibrant and well-connected area.



Entrance Via
front door to small hall - secondary door to:

Lounge



double glazed three splay bay window to front elevation - radiator - power points - tiled floor covering - opening to:



Kitchen



double glazed window to rear elevation - cupboard housing Main boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - four point hob with extractor fan over - space for under counter fridge - tiled splash backs - power points - radiator - tiled floor covering - stairs ascending to first floor - opening to:



Hall

cupboard housing space and plumbing for washing machine - tiled floor covering - double glazed door to rear garden - door to:

Bathroom



First Floor Landing

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

Rear 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 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 likely. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard 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.

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.

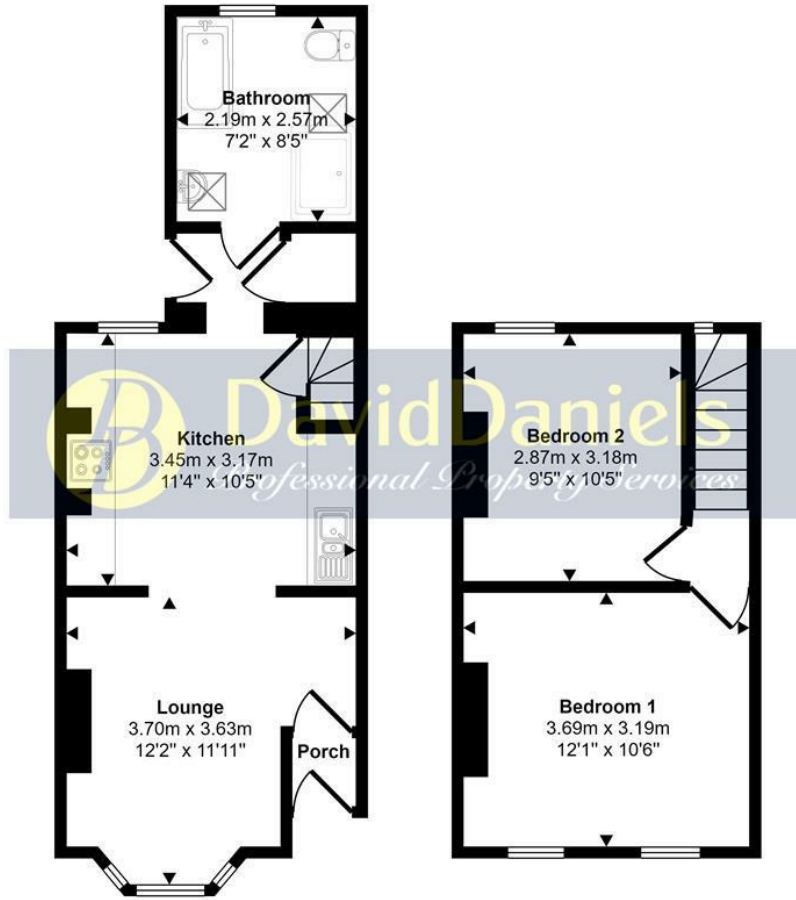
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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
54 sq m / 581 sq ft

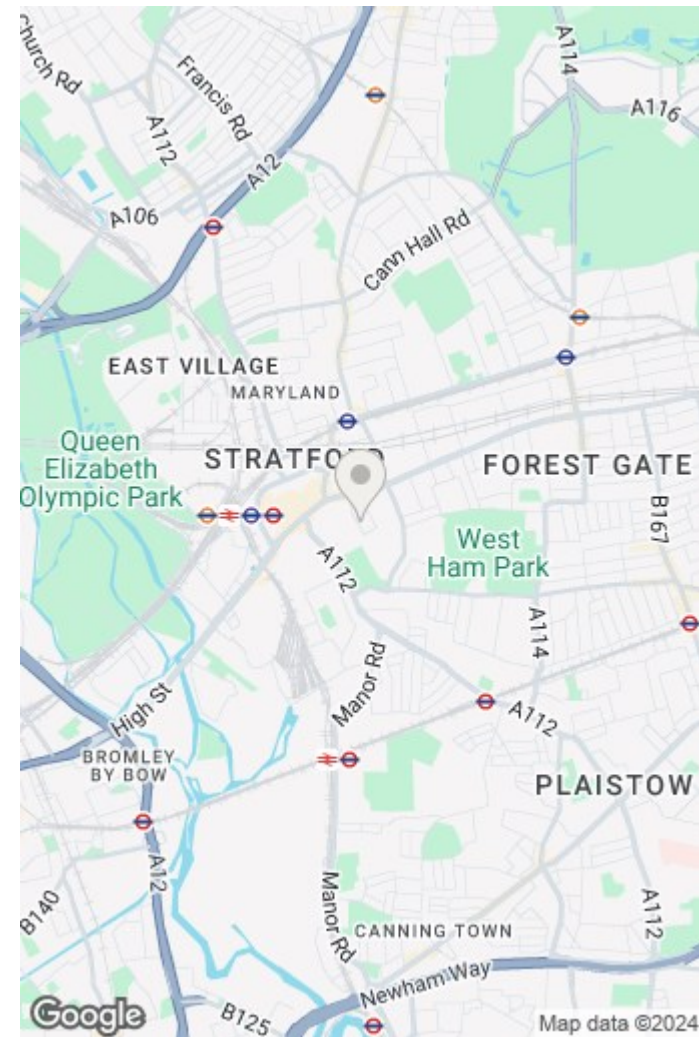


Ground Floor
Approx 31 sq m / 333 sq ft

First Floor
Approx 23 sq m / 248 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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(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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