



Aldworth Road London E15 4DL

Two Double Bedroom End Of Terrace House £449,995 F/H



Presenting this delightful two double-bedroom, end-of-terrace home located on the highly sought-after Aldworth Road, E15. The property boasts a spacious through-lounge, offering an open and inviting living area. The ground floor also features a fully equipped four-piece shower room for added convenience. Outside, there is a low-maintenance courtyard garden.

Ideally situated just a short stroll from the serene Stratford Park, this home offers the best of both city living and green spaces. Westfield Stratford City, with its wide array of shopping, dining, and entertainment options, is easily accessible, as is the iconic Queen Elizabeth Olympic Park, offering a range of sporting and leisure facilities. With its superb location, this property is perfect for those looking for a comfortable and well-connected home in the heart of vibrant Stratford.



Entrance Via
front door with secondary door to:
Through Lounge



double glazed three splay bay window to front elevation - two radiators - power points - cupboard housing electric meter and consumer unit - wood effect floor covering - double glazed door to rear garden - opening to:



Kitchen:



window to side elevation - wall mounted Vaillant boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point hob with extractor fan over - space and plumbing for washing machine - tiled splash backs - power points - tiled floor covering - door to:



Shower Room



obscure window to side elevation - four piece suite comprising of a shower cubicle, vanity sink unit, low flush w/c, bidet - tiled splash backs - radiator - tiled floor covering.

First Floor Landing

window to rear elevation - wood effect floor covering - 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 - wood effect floor covering.

Court Yard Garden
23'10" x 4'3" (7.27m x 1.30m)



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 likely 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 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.

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.

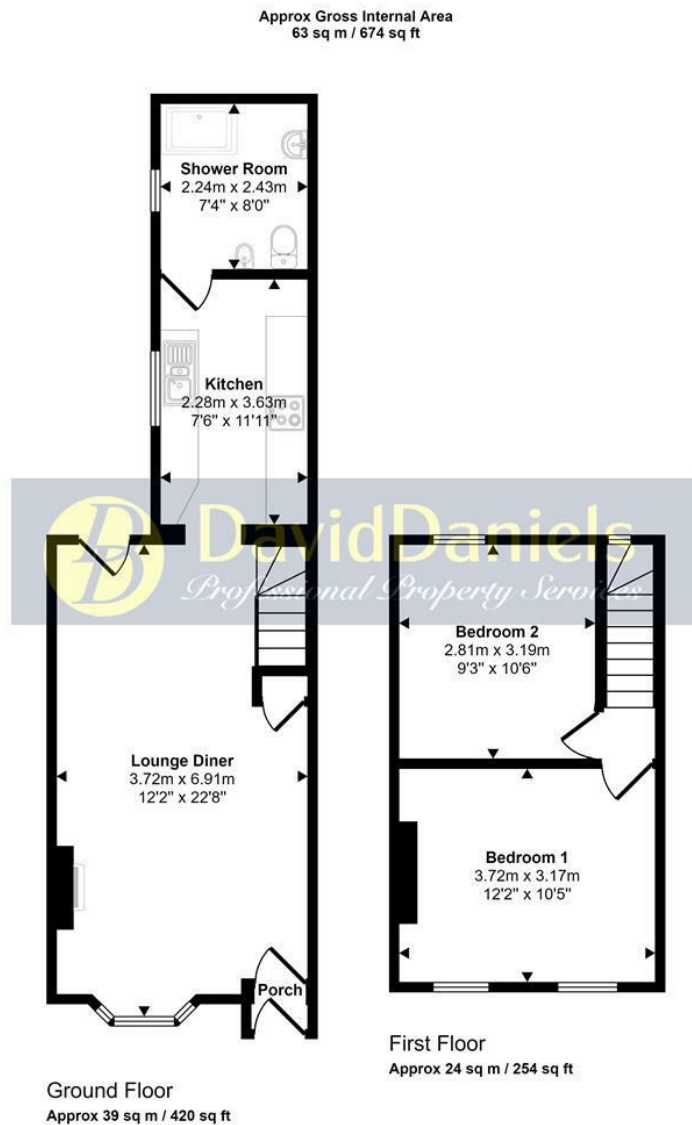
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

Disclaimer

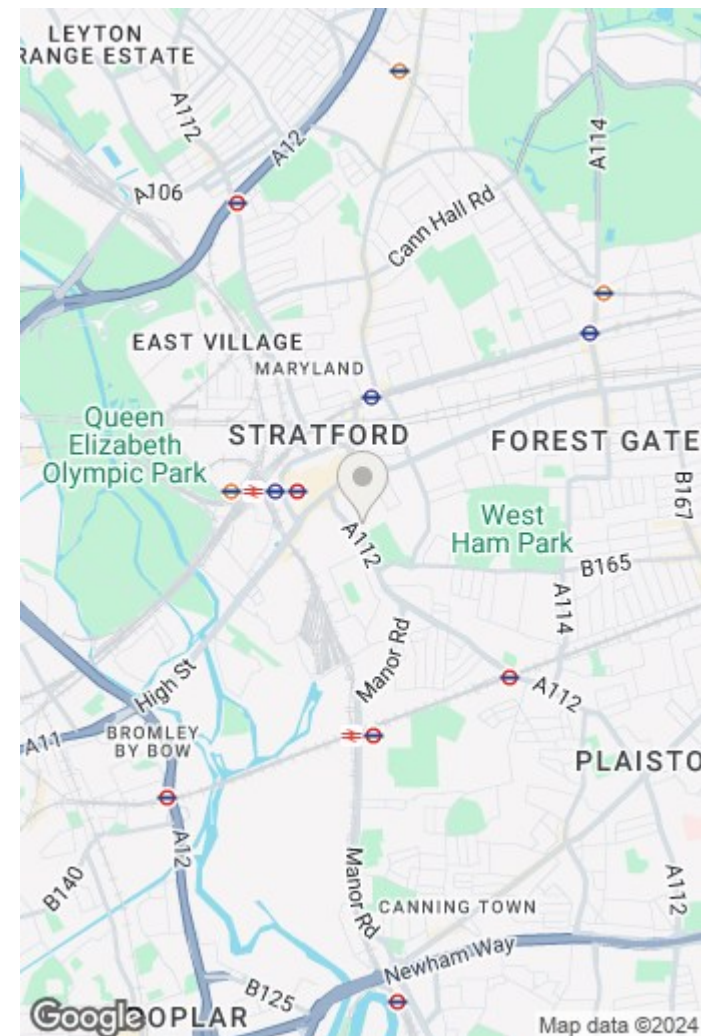
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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.

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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	

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	