



Kennard Road Stratford E15 1AH

Three Bedroom House With First Floor Bathroom and Ground Floor W/C £569,000 F/H



We are delighted to offer this three-bedroom mid-terraced house combining a perfect blend of comfort and convenience. Spanning an impressive 987 square feet, the property features a well-appointed reception room. The spacious kitchen/diner is ideal for family meals, while a convenient ground floor WC adds to the practicality of the home.

Upstairs, you will find a first-floor bathroom, serving the three comfortable bedrooms. Additionally, the ground floor attached storage room presents a unique opportunity to create a home office, catering to the modern lifestyle.

This property is being sold chain-free, making it an attractive option for first-time buyers or those seeking a buy-to-let investment. Its prime location is a significant advantage, as it is just a short walk to the new Carpenters Estate entrance to Stratford Station, ensuring excellent transport links. Furthermore, the vibrant Westfield Stratford shopping centre and the beautiful Queen Elizabeth Olympic Park are also within easy reach, offering a wealth of leisure and retail options.

In summary, this terraced house on Kennard Road is a fantastic opportunity for anyone looking to establish themselves in a thriving area of London. With its spacious layout, convenient amenities, and proximity to key attractions, it is a property not to be missed.

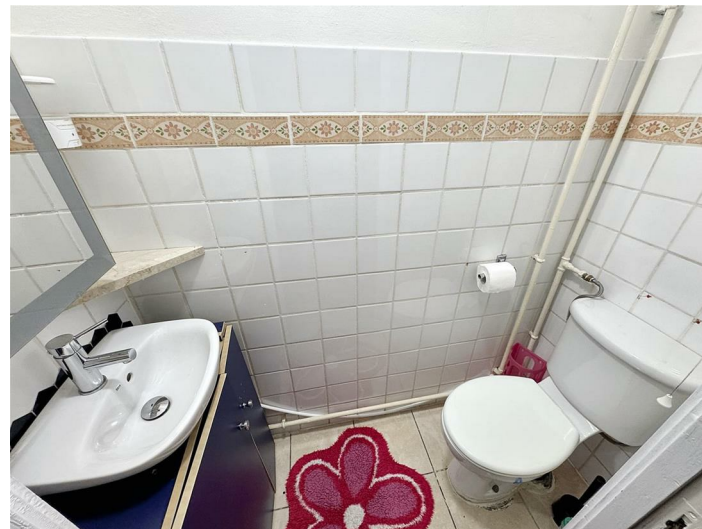
Entrance Via
partially glazed door to porch - doors to:

Attached Storage Room



Hallway
three storage cupboards one of which houses the consumer unit, electric meter and gas meter - stairs ascending to first floor - wood effect floor covering - doors to:

W/C



obscure window to front elevation - two piece suite comprising of a low flush w/c - pedestal washbasin - tiled splash backs - tiled floor covering.

Kitchen/Diner



double glazed window to front elevation - wall mounted Worcester boiler - range of eye and base level units incorporating a a sink with mixer taps and drainer - built in oven with four point gas hob - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - radiator - power points - tiled floor covering.



Lounge



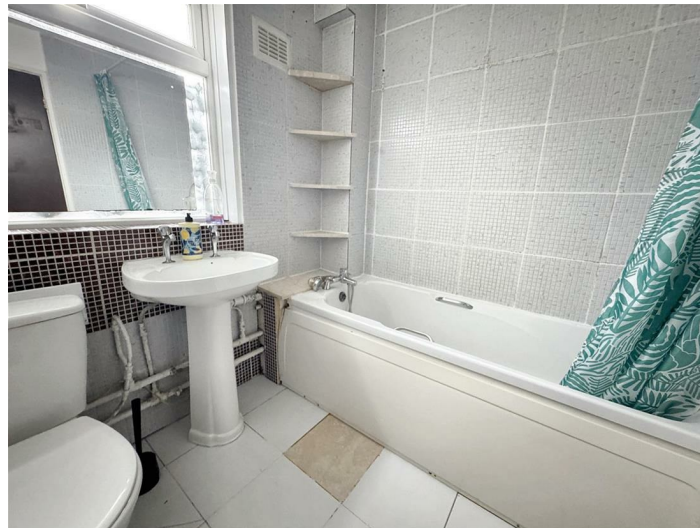
double glazed window to rear elevation - radiator - power points - wood effect floor covering - double glazed door to rear garden.



First Floor Landing

access to loft - storage cupboard - doors to:

Bathroom



obscure double glazed window to front elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled splash backs - radiator - tiled floor covering.



Bedroom 1



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

Bedroom 2



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

Bedroom 3



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

Rear Garden



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 coverage likely and data coverage limited.

Outdoor voice and data coverage likely.

Three: Indoor voice coverage 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.

The title register states the following:

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 7 Kennard Road, London (E15 1AH).

2 The Transfer dated 1 November 1982 referred to in the Charges Register was made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 2 of the said Act.

NOTE: The mines and minerals and other matters excepted and reserved in clauses 1(c) and 2 respectively of the Third Schedule to the above Transfer are excluded from this registration.

3 The Transfer dated 1 November 1982 referred to above contains a provision as to boundary structures.

A Transfer of the land in this title dated 1 November 1982 made between The Mayor and Burgesses of the London Borough of Newham and (2) William James Green and Pamela Minnie Amy Green contains restrictive covenants.

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.

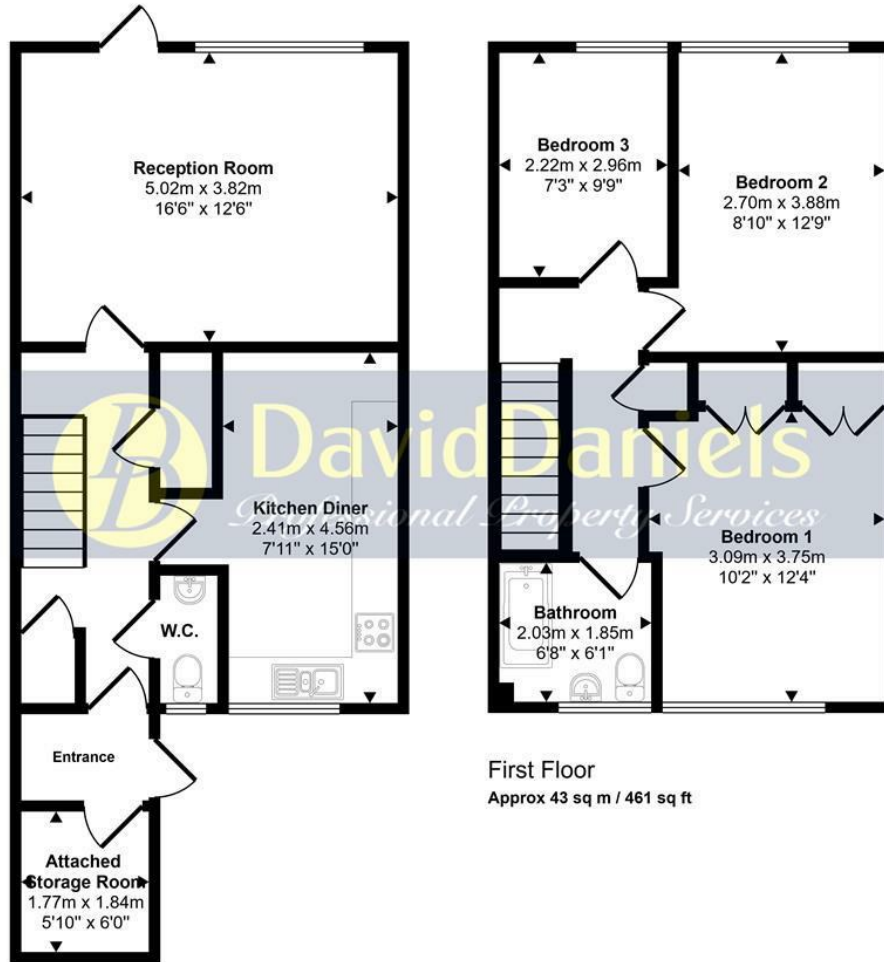
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.

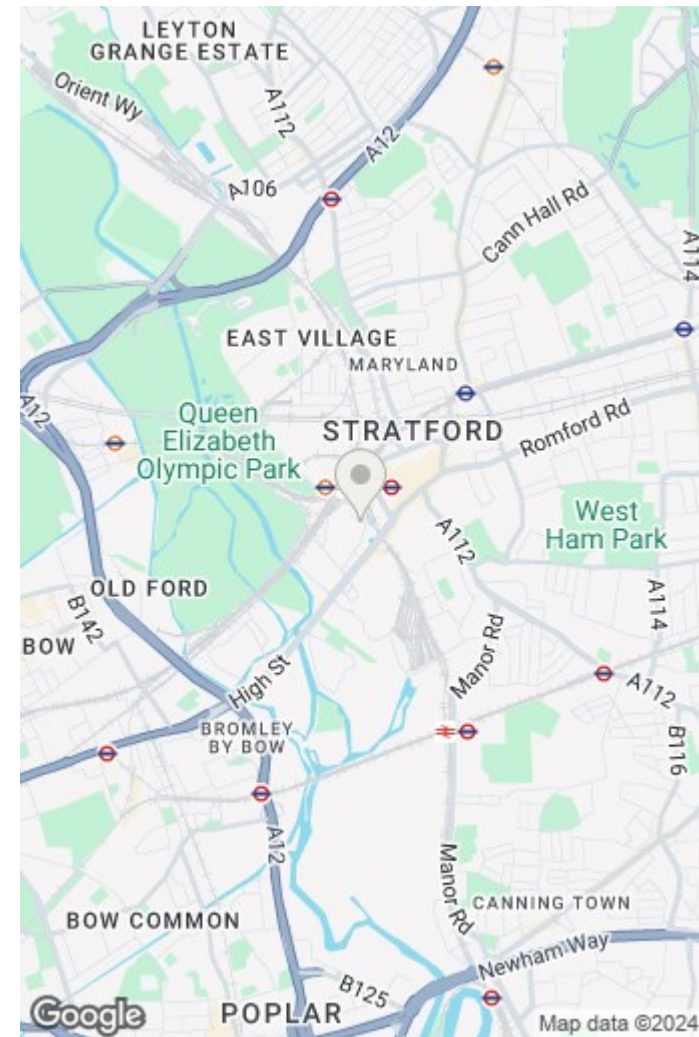
Approx Gross Internal Area
92 sq m / 987 sq ft



First Floor
Approx 43 sq m / 461 sq ft

Ground Floor
Approx 49 sq m / 526 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(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	

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.



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

