



Stewart Road London E15 2BA

Extended Two Bedroom Mid Terraced House With First Floor Family Bathroom £550,000 F/H



We are delighted to offer this charming two-bedroom mid-terraced house which presents an excellent opportunity for first-time buyers seeking a project to personalise. Spanning an impressive 1,015 square feet, the property has been thoughtfully extended into the loft and at the rear, providing ample space for comfortable living.

The property benefits two reception rooms. The larger of the two, located at the rear, seamlessly opens up to the garden, creating a perfect setting for entertaining or simply enjoying the outdoors. The ground floor also features a convenient W/C, enhancing the practicality of the layout.

The first floor boasts a family bathroom and this home is chain-free, allowing for a smooth transition into your new abode.

Location is key, and this property does not disappoint. A short stroll will take you to Leyton Station, providing excellent transport links to the rest of London. Additionally, the nearby Queen Elizabeth Olympic Park offers a wealth of recreational opportunities, making it an ideal spot for those who enjoy outdoor activities.

This property is a blank canvas, ready for you to infuse your personal style and make it your own. With its prime location and potential for enhancement, this house is not to be missed. Embrace the chance to create your dream home in this thriving community.

Entrance Via
front door to:

Hallway
stairs ascending to first floor - radiator - power points - carpet to remain - doors to:

Reception 2



three splay double glazed sash bay window to front elevation - radiator - power points - carpet to remain - storage cupboard.

W/C



low flush w/c - wall mounted wash basin.

Kitchen/Diner



double glazed window to rear elevation - wall mounted Vaillant boiler - range of units incorporating a butler style sink with mixer taps - electric cooker point - space and plumbing for washing machine - space for fridge/freezer - power points - opening to:



Reception 1



double glazed windows to side elevation - double glazed double doors to rear garden - radiator - power points - carpet to remain.



First Floor Landing

sash window to front elevation - stairs ascending to second floor - radiator - power points - doors to:

Bedroom 2



two double glazed windows to rear elevation - radiator - power points - carpet to remain - storage cupboard.

Bathroom



obscure double glazed window to front elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - wood effect floor covering.

Second Floor Landing

door to:

Bedroom 1



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



Rear Garden
28'7" x 14'3" (8.72m x 4.35m)



Additional Information:

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 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.

The Title register states the following:
The land has the benefit of the following rights granted by the Conveyance dated 1 January 1935 referred to in the Charges Register:- Together with the benefit (subject as thereafter mentioned) of all such rights easements or quasi-easements as the property thereby conveyed had enjoyed over the adjoining property forming part of the Cann Hall Estate.
The Conveyance dated 1 January 1935 referred to in the Charges Register contains the following provision:- IT WAS THEREBY AGREED AND DECLARED that the Purchaser should not be entitled to any right of light or air over any part of the Cann Hall Estate comprised in the Conveyance dated 31 December 1934 to the Vendor who had not been purchased by the Purchaser.

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.

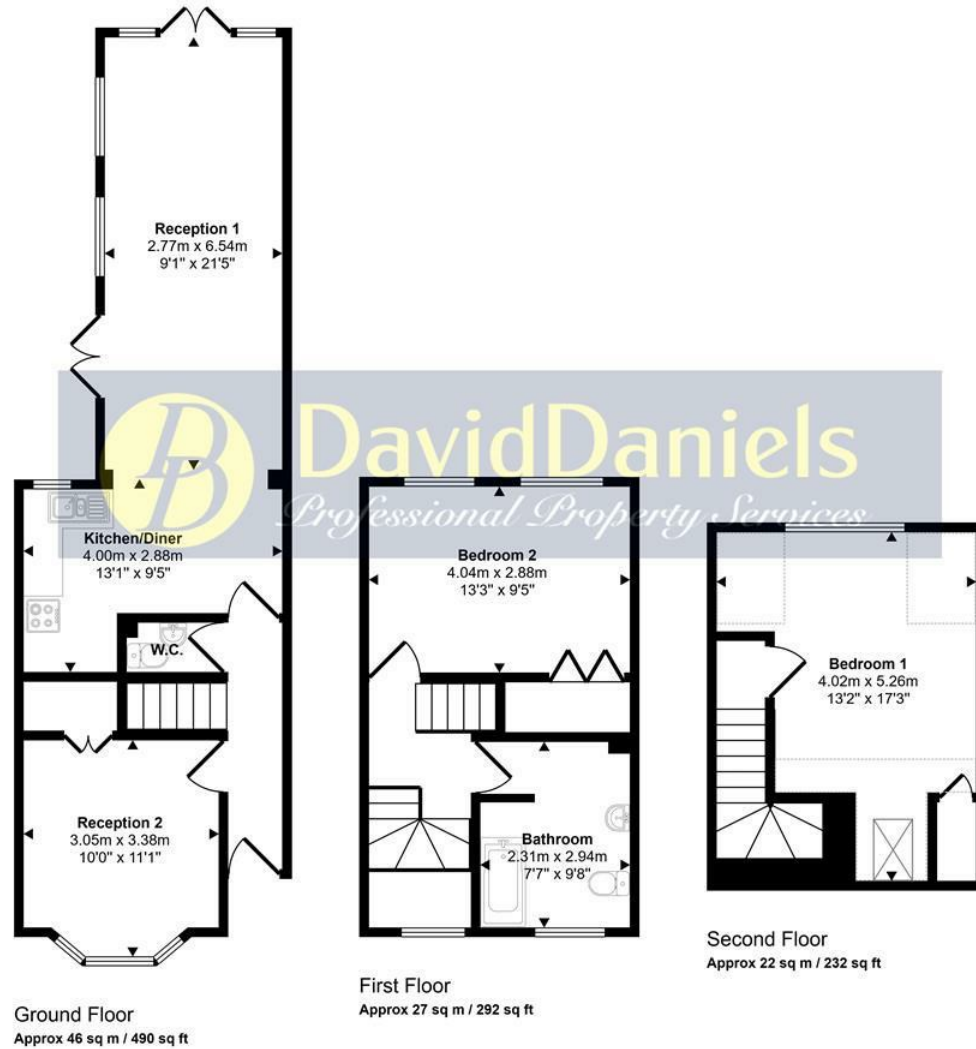
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

Disclaimer

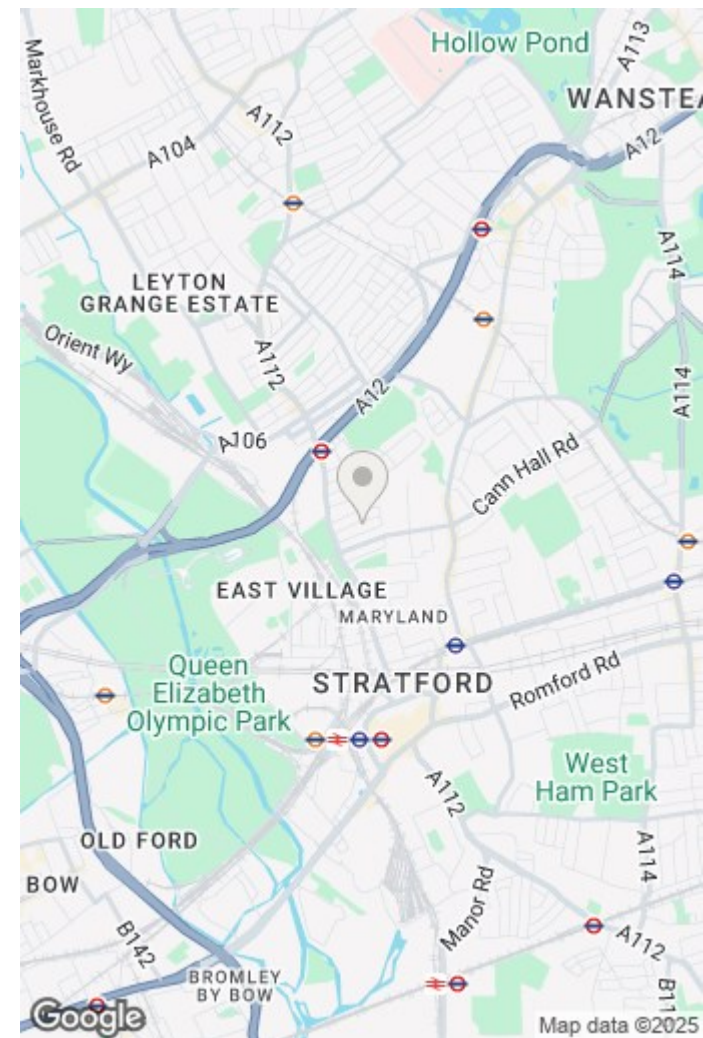
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been 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
94 sq m / 1015 sq ft



Denotes head height below 1.5m

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	
(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

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.



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