



Chobham Road Stratford E15 1LU

Three Bedroom House With Three Reception Rooms & 68 Foot Rear Garden £650,000 F/H

Nestled on the sought-after Chobham Road in London, this charming mid-terraced house offers a delightful blend of space and potential. Spanning an impressive 1,255 square feet, the property features three well-proportioned bedrooms and three inviting reception rooms, making it an ideal family home or a fantastic project for those looking to add their personal touch.

The ground floor boasts a convenient bathroom, while the generous 68-foot rear garden provides a perfect outdoor retreat. Additionally, a small cellar offers extra storage space, enhancing the practicality of this lovely residence.

This property is being sold chain-free, allowing for a smooth and straightforward purchase process. Its prime location places you within walking distance of the vibrant Queen Elizabeth Olympic Park, the extensive Westfield Shopping Centre, and Stratford Station, which is well-served by multiple train and bus connections.

Whether you are seeking a ready-to-move-in home or a canvas for your creative vision, this spacious terraced house on Chobham Road is a remarkable opportunity not to be missed.

Entrance Via
double glazed door to:

Hallway
stairs ascending to first floor - radiator - power points - wood effect floor covering - doors to:

Reception 1



double glazed three splay bay window to front elevation - radiator - power points - carpet to remain - opening to:

Reception 2



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

Cellar



gas meter, electric meter and consumer unit

Reception 3



double glazed window to side elevation - radiator - power points - wood effect floor covering - opening to kitchen - double glazed door to:

Conservatory



double glazed window to side and rear elevations - double glazed door to rear garden.

Kitchen



double glazed window to side elevation - wall mounted Worcester boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - gas cooker point - space and plumbing for washing machine - tiled splash backs - power points - tiled floor covering - door to:



Hall

power point - wood effect vinyl floor covering - double glazed door to rear garden - door to:

Bathroom



obscure double glazed windows to side and rear elevations - wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with shower over - pedestal wash basin - low flush w/c - tiled splash backs - heated towel rail - wood effect vinyl floor covering.

First Floor Landing

storage cupboard - carpet to remain - doors to:

Bedroom 1



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

Bedroom 2



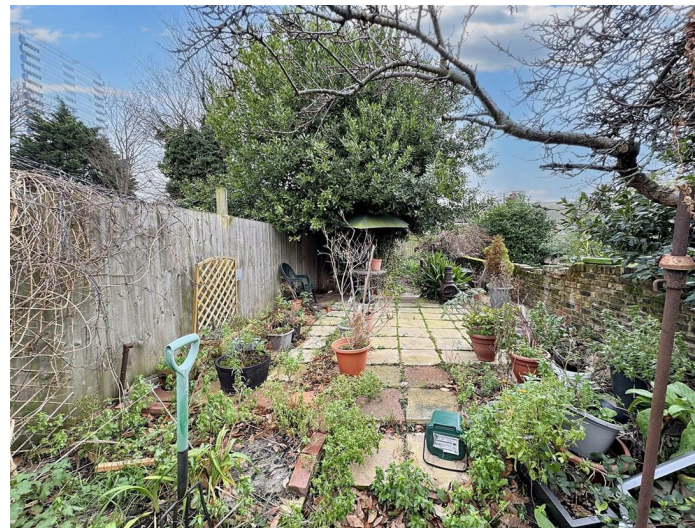
double glazed window to rear elevation - storage cupboard - radiator - power points - carpet to remain.

Bedroom 3



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

Rear Garden 68'1" (20.76m)



partially paved with flower and shrub borders



Additional Information:

Council Tax London Borough of Newham 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 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, 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.

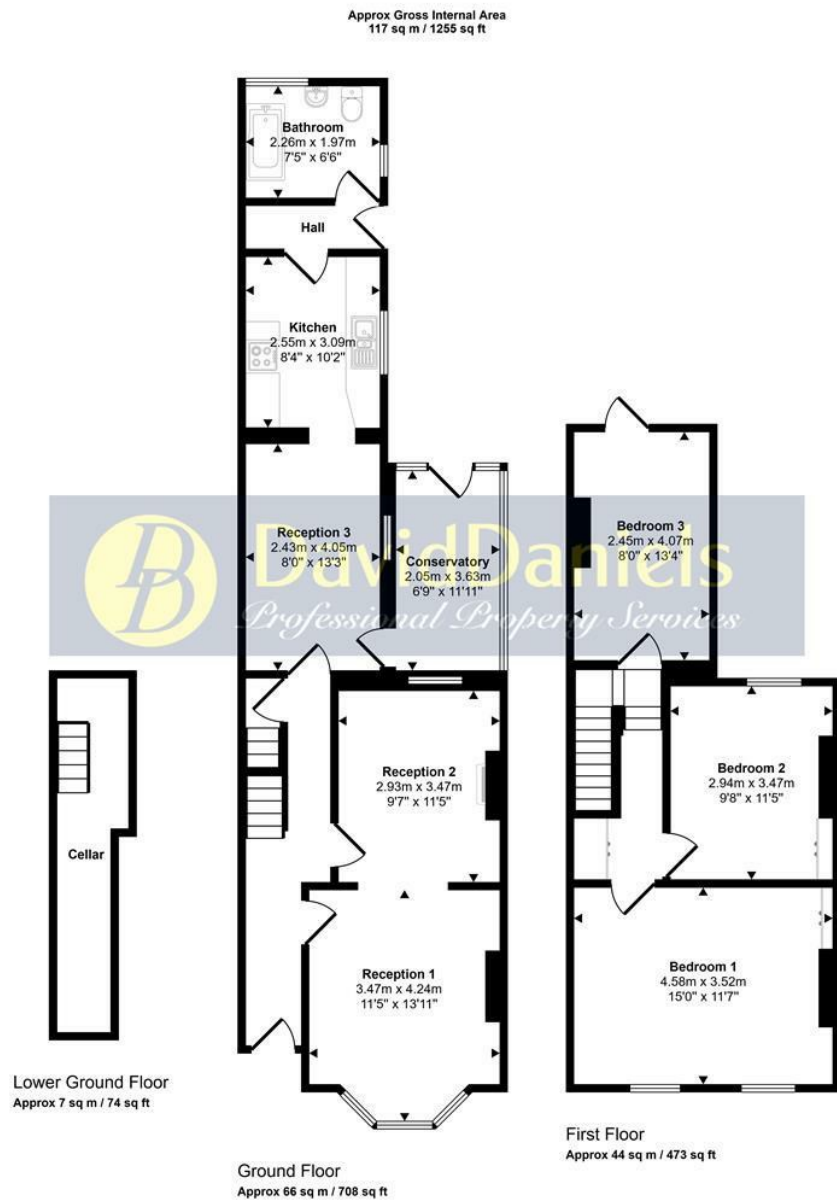
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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

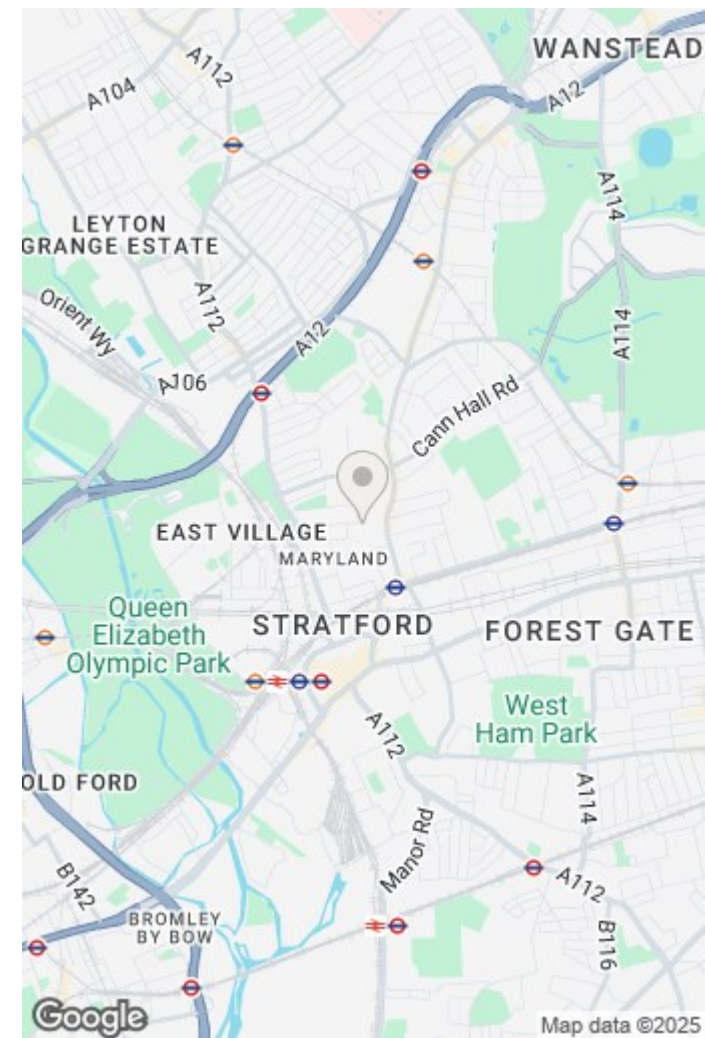
Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may 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.



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.