



Buxton Road London E15 1QX

Three Bedroom House With Off Street Parking Guide Price £550,000 - £600,000 F/H



Guide Price £550,000 - £600,000

Nestled on the charming and tree-lined Buxton Road in Stratford, London, this spacious terraced house presents an excellent opportunity for those seeking a project to make their own. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space. The two inviting reception rooms provide ample room, while the kitchen/diner offers a practical space for family meals.

The first-floor bathroom adds convenience to daily living, and the generous 67-foot rear garden is a delightful feature. Additionally, the property includes off-street parking for one vehicle, a valuable asset in this bustling area, as well as a small cellar for extra storage.

While the house does require some modernisation, it is a blank canvas waiting for your personal touch. With a little imagination and effort, this home can be transformed into a stunning residence that reflects your style and needs.

Conveniently located just a short walk from Maryland station, which is served by the Elizabeth line, commuting to central London and beyond is both easy and efficient. This property is not just a house; it is a chance to create a home in a vibrant and well-connected neighbourhood. Don't miss out on this fantastic opportunity to invest in a property with great potential.

Entrance Via

partially glazed door with secondary door to:

Hallway

stairs ascending to first floor - radiator - partially glazed door to rear garden - doors to:

Reception 1



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

Reception 2



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

Cellar

wall mounted gas meter, electric meter and consumer unit.

Kitchen/Diner



double glazed three splay bay window to side elevation -
double glazed window to side elevation - range of eye and base
level units incorporating a sink with mixer taps and drainer -
gas cooker point - space and plumbing for washing machine -
space for fridge/freezer - tiled splash backs - power points -
door to:



Lean To

door to rear garden - door to:

W/C

low flush w/c - radiator.

First Floor Landing

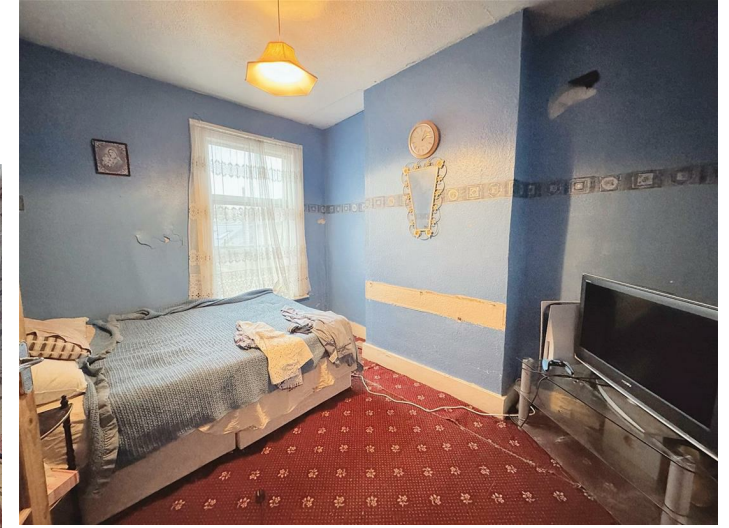
access to loft - storage cupboard - radiator - doors to:

Bedroom 1



two double glazed windows to front elevation - radiator -
power points.

Bedroom 3



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

Bedroom 2



double glazed window to side elevation - radiator - power
points - door to:



Hall

wall mounted Vaillant boiler - door to:

Bathroom (L-Shape)



access to loft - obscure double glazed window to rear elevation
- three piece suite comprising of a panel enclosed bath with shower over - vanity sink unit - low flush w/c - tiled walls - radiator.



Rear Garden

67'8" (20.64m)



Additional Information:

Council Tax London Borough of Newham Band D.

Parking: Off Street parking space, a permit is also available but must be acquired from the local council (emission based charge).

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 coverage likely and data coverage limited. 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.

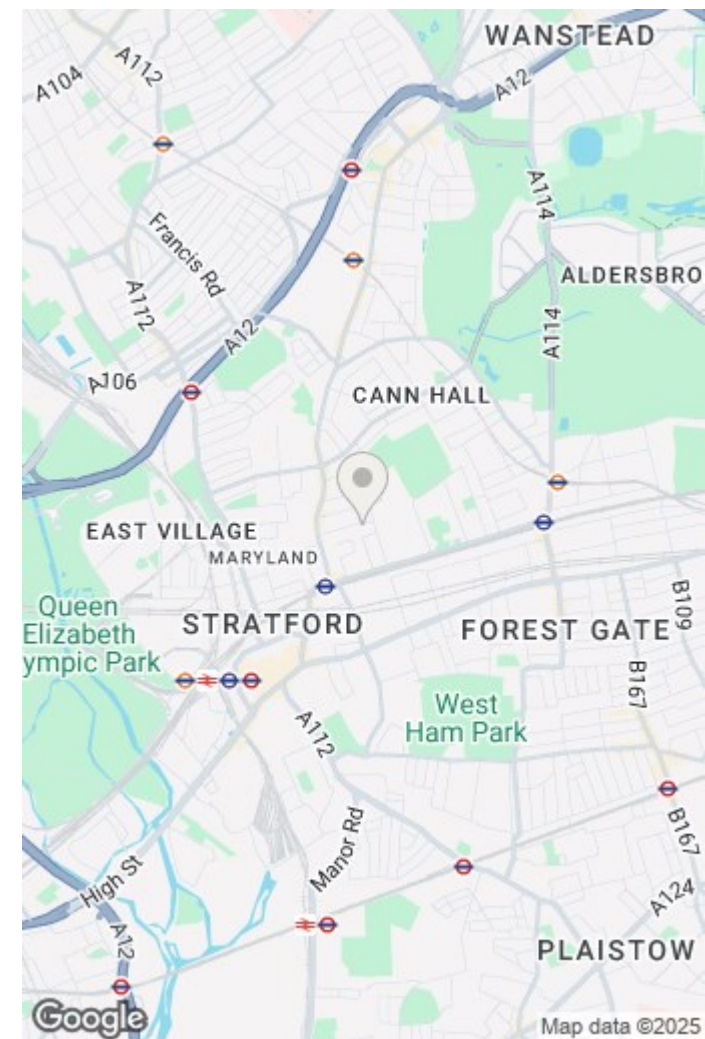
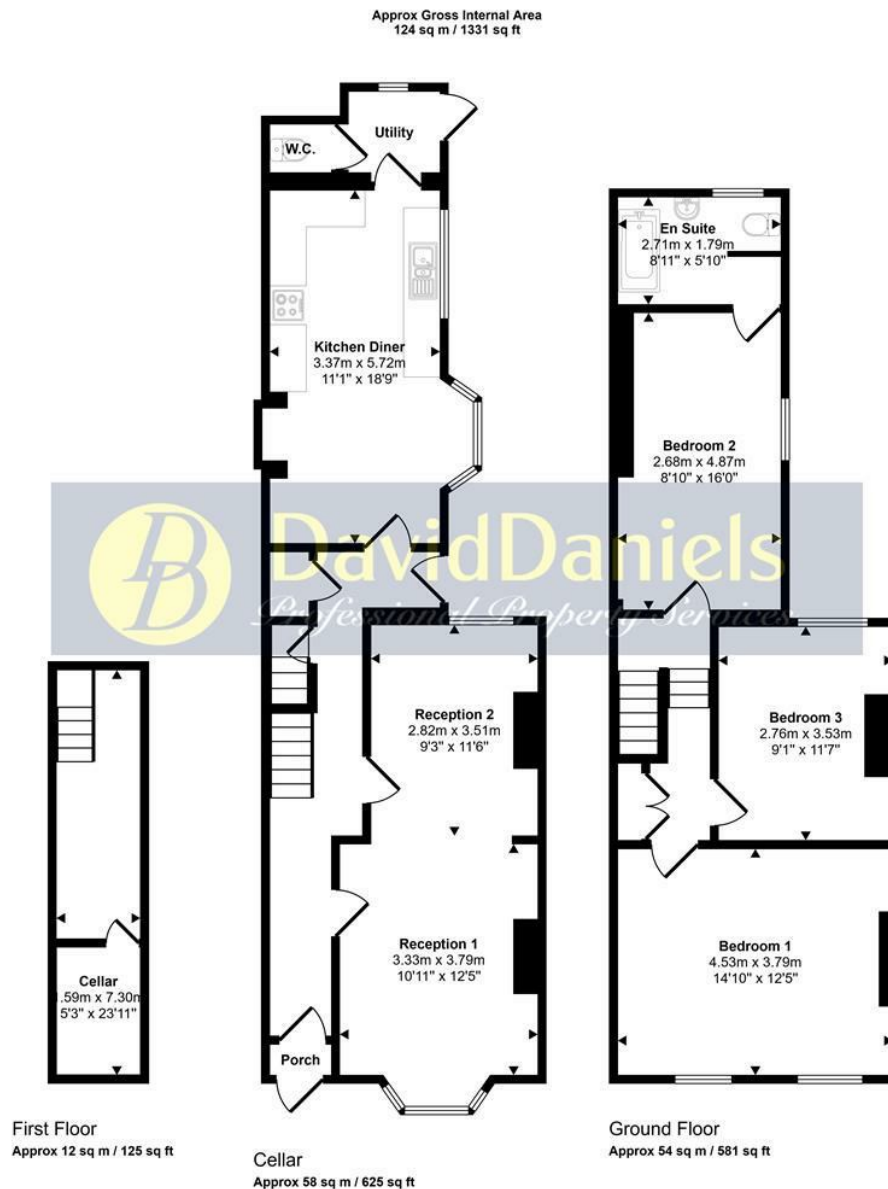
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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 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.



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	85 63
	EU Directive 2002/91/EC
	England & Wales

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	
	EU Directive 2002/91/EC
	England & Wales

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.