



Redriffe Road Plaistow E13 0JX

Three Bedroom House With 2 Reception Rooms, Kitchen Diner & First Floor Bathroom £525,000 F/H



Nestled on the charming Redriff Road in Plaistow, this delightful three-bedroom mid-terraced house boasts an attractive brick-fronted facade that is sure to catch your eye. The property features two spacious reception rooms. The ground floor also includes a convenient W/C and a well-appointed kitchen/diner, ideal for family meals and gatherings.

Venturing upstairs, you will find three generously sized double bedrooms, providing ample space for rest and relaxation. The family bathroom is also located on this floor, ensuring convenience for all. A loft ladder has been reinstalled, providing easy access to the loft area, which has been thoughtfully boarded and features a plug socket and a skylight window—making it a versatile space for storage or potential use as a hobby area or study. Additionally, the property benefits from a cellar, offering extra storage space, albeit with a low ceiling.

This home is ideally situated within easy reach of both Plaistow and West Ham stations, making commuting a breeze. For those who enjoy outdoor activities, West Ham Park is just a short walk away, providing a lovely setting for morning jogs or leisurely strolls with your furry friends.

This property presents an excellent opportunity for families seeking a comfortable and spacious home, with the added potential for expansion, subject to obtaining the necessary approvals. With its prime location and charming features—including a usable loft space—this house is a wonderful choice for anyone looking to settle in a vibrant community.

Entrance Via
partially glazed door to:

Hallway
stairs ascending to first floor - radiator - power point -
partially tiled with remainder wood effect floor covering - door
to cellar - doors to:

Reception 1



double glazed three splay bay window to front elevation - radiator - power points - wood effect floor covering.

Reception 2



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

W/c



obscure double glazed window to side elevation - low flush w/c - vanity sink unit - radiator - tiled floor covering.

Kitchen/Diner



double glazed windows to side and rear elevations - wall mounted Vaillant boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - gas cooker point with extractor fan over - space and plumbing for washing machine and dishwasher - tiled splash

backs - power points - radiator - tiled floor covering - double glazed door to rear garden:



Cellar



First Floor Landing

access to loft - carpet to remain - 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 - built in wardrobes - radiator - power points - wood effect floor covering.

Bathroom



obscure double glazed window to side elevation - three piece suite comprising of a shower cubicle - vanity sink unit - low flush w/c -tiled walls - heated towel rail.

Bedroom 3



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

Loft



**Rear Garden
23'10" (7.27m)**



mainly paved with flower and shrub borders.

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 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.

The following is noted on the title register:

The Transfer dated 2 December 2002 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the Transfer and the easements and rights specified in Paragraph 2 of Schedule 6 of the said Act.

The Transfer dated 2 December 2002 referred to above contains a provision as to boundary structures.

A Transfer of the land in this title dated 2 December 2002 made between (1) The Mayor and Burgesses of the London Borough of Newham and (2) Cyril Edward Elliot 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.

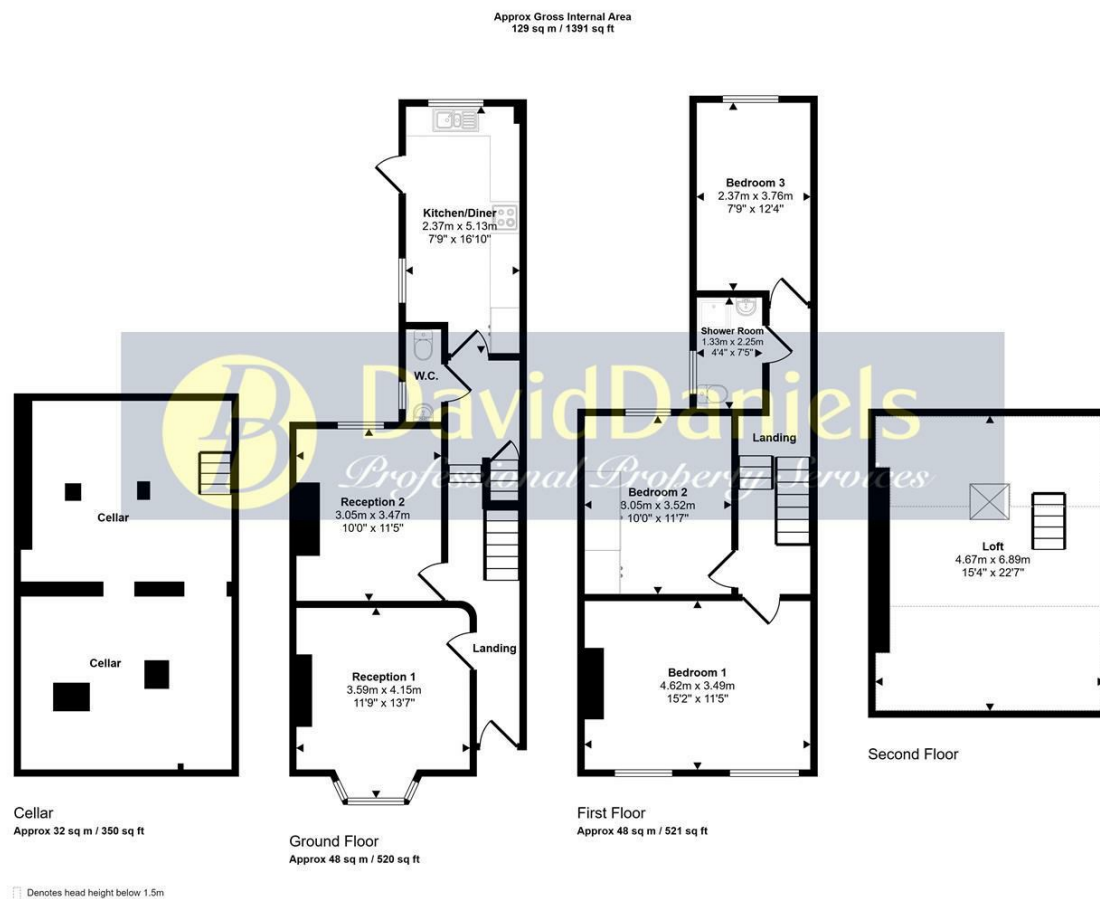
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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

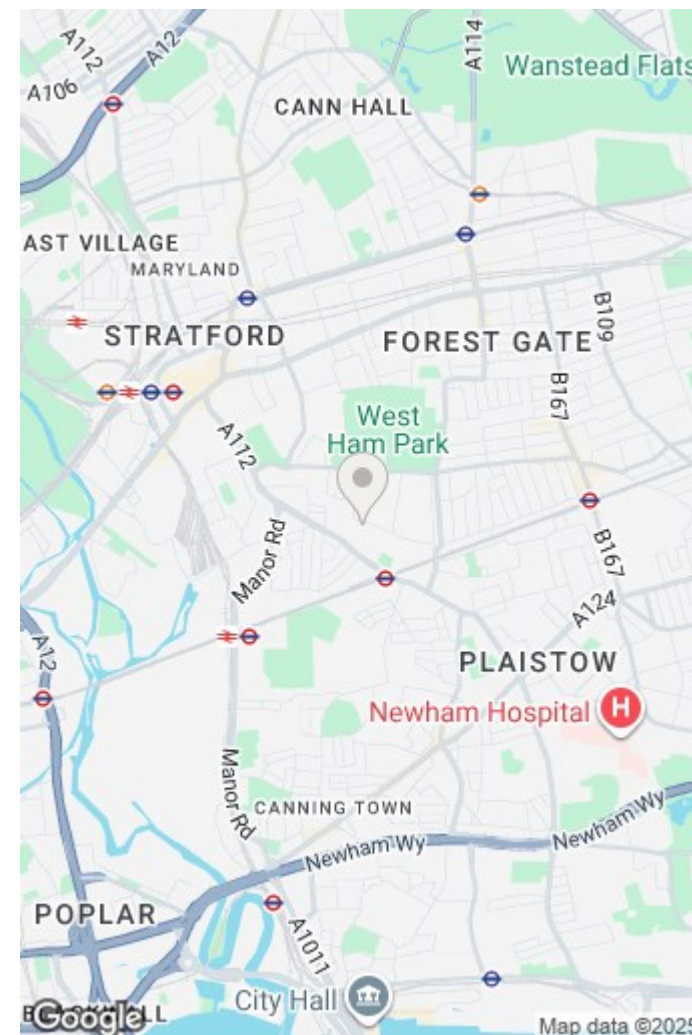
Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may 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		89
(81-91) B		
(69-80) C	72	
(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.