



Vernon Road Stratford E15 4DQ

Beautifully Presented Three Bedroom Mid Terraced House Asking Price £612,500 - £650,000 F/H



Nestled on the charming Vernon Road in London, we are pleased to present this beautifully renovated three-bedroom mid-terraced house, boasting an appealing brick fronted facade. This delightful home features a well-designed layout, beginning with a welcoming through lounge. The ground floor is further enhanced by a convenient shower room and a utility room, cleverly keeping appliances separate from the kitchen.

The heart of the home is undoubtedly the spacious kitchen/diner, which is flooded with natural light thanks to the skylight windows. French doors open up to the rear garden, creating a seamless connection between indoor and outdoor living.

The first and second floors accommodate three bedrooms, each with its own en suite bathroom, ensuring comfort and privacy for all family members. In total, the property boasts four bathrooms, making it exceptionally convenient for busy households.

Location is key, and this property does not disappoint. It is ideally situated within walking distance of Stratford Station, providing excellent transport links for commuters. The renowned Westfield Shopping Centre is also nearby, offering a plethora of shopping and dining options. Additionally, the beautiful Queen Elizabeth Olympic Park, along with Stratford Park and Westham Park, are just a short stroll away, perfect for leisurely walks or family outings.

This property is an ideal family home, combining modern living with a prime location.

Entrance Via

Partially glazed front door to:

Hallway

stairs ascending to first floor - cupboard housing electric meter and consumer unit - radiator - power points - wood effect floor covering - doors to:

Through Lounge



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



Utility Room



wall mounted Vaillant boiler - range of eye level units - work top water cylinder - power points - space and plumbing for washing machine - wood effect tiled floor covering.

Shower Room



three piece suite comprising of a shower cubicle - wall mounted wash basin - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

Kitchen/Diner



skylight window - double glazed window to rear elevation - range of eye and base level units - incorporating a one and a half bowl sink with mixer taps and drainer - built in Bosch Oven - integrated microwave - four point Bosch gas hob with extractor fan over - tiled splash backs - radiator - wood effect tiled floor covering - double glazed French doors to rear garden.



First Floor Landing

stairs ascending to second floor - power points - wood effect floor covering - doors to:

Bedroom 2



two double glazed windows to front elevation - storage cupboard - radiator - power points - wood effect floor covering - door to:



En Suite



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - vanity sink unit - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

En Suite



obscure double glazed window to rear elevation - shower - wall mounted washbasin - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

Bedroom 1



skylight window to front elevation - double glazed sliding door to Juliet balcony - extractor fan - radiator - power points - wood effect floor covering - door to:

Bedroom 3



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

Second Floor Landing

skylight window - double glazed window to rear elevation - power points - wood effect floor covering - door to:

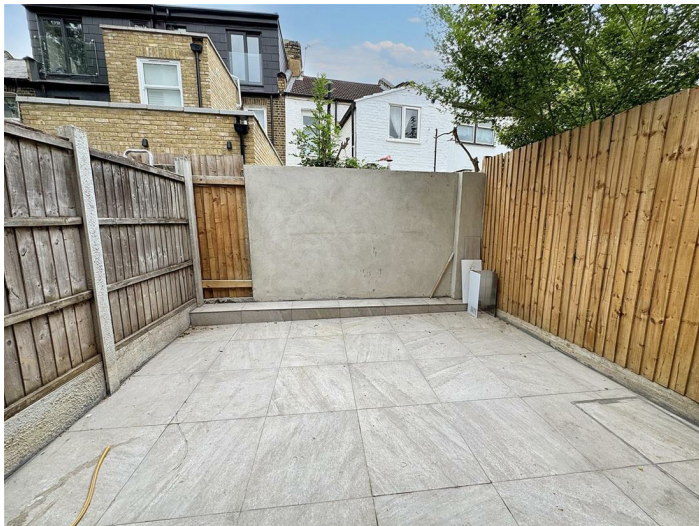


En suite



skylight window - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wall mounted wash basin - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

Rear Garden 11'3" (3.45m)



paved

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: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

Three: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

O2: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

Vodafone: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

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.

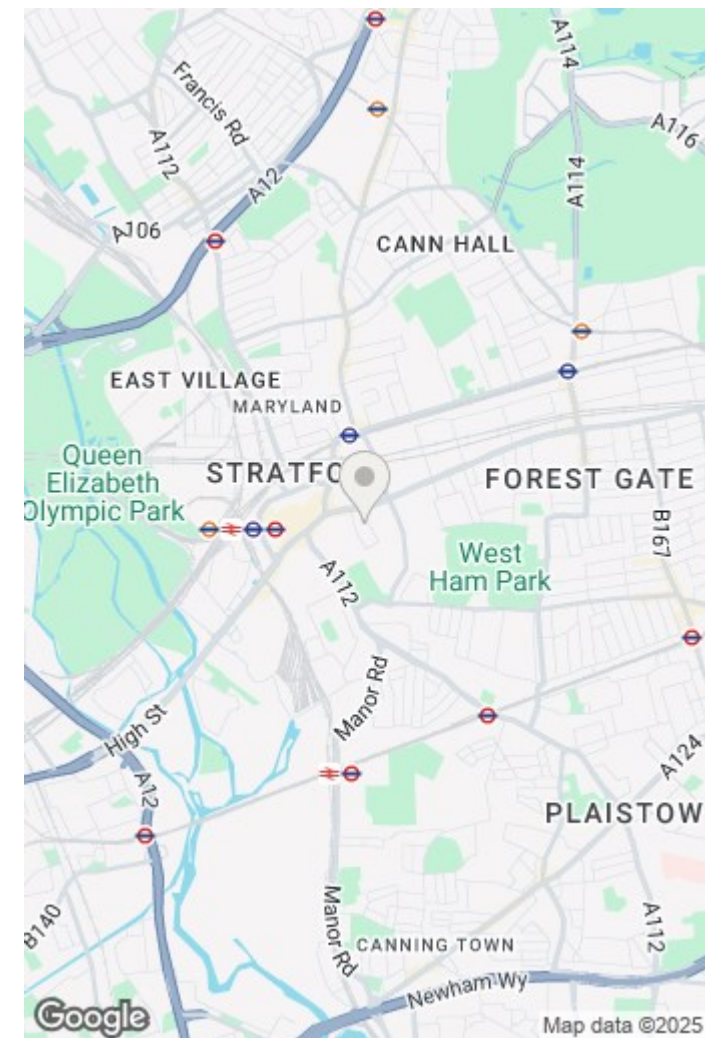
Disclaimer

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



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.