



Skelley Road Stratford E15 4BA

Three Bedroom Town House With Integral Garage & Off Street Parking £514,000 F/H



Nestled in the desirable Skelley Road, Stratford, this charming three-bedroom townhouse presents an excellent opportunity for families and investors alike. The property boasts an integral garage and off-street parking, making it both practical and convenient. Being sold chain-free, it offers a smooth transition for prospective buyers.

Upon entering, you will find a spacious kitchen/diner on the ground floor. A convenient WC is also located on this level. Ascending to the first floor, you will discover a well-appointed family bathroom and a comfortable lounge. The property further benefits from a generous 44-foot paved rear garden, designed for low maintenance.

Ideally located just a stone's throw from West Ham Park, this home is perfect for those who appreciate green spaces. Additionally, Stratford Station, the bustling Westfield Shopping Centre, and the iconic Queen Elizabeth Olympic Park are all easily accessible, ensuring that you are well-connected to the vibrant life of London.

With some improvements, this townhouse has the potential to become an ideal family home, offering both comfort and convenience in a sought-after area. Don't miss the chance to make this property your own.



Entrance Via
double glazed door with secondary door to:

Hallway
stairs ascending to first floor - storage cupboard housing gas meter, electric meter and consumer unit - radiator - power point - wood effect floor covering - doors to:

w/c



low flush w/c - wall mounted wash basin - radiator - vinyl floor covering.

Kitchen/ Diner



window to rear elevation - range of eye and base level units incorporating a sink with mixer taps and drainer - wall mounted Warmhaus boiler - built in oven with four point hob - space and plumbing for washing machine - space and plumbing for fridge/ freezer - storage cupboard - tiled splash backs - power points - door to rear garden.



First Floor Landing
stairs ascending to second floor - power point - telephone point - wood effect floor covering - storage cupboard - doors to:

Bedroom 3



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

Bathroom



wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled splash backs - radiator - vinyl floor covering.

Lounge



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

Second Floor Landing

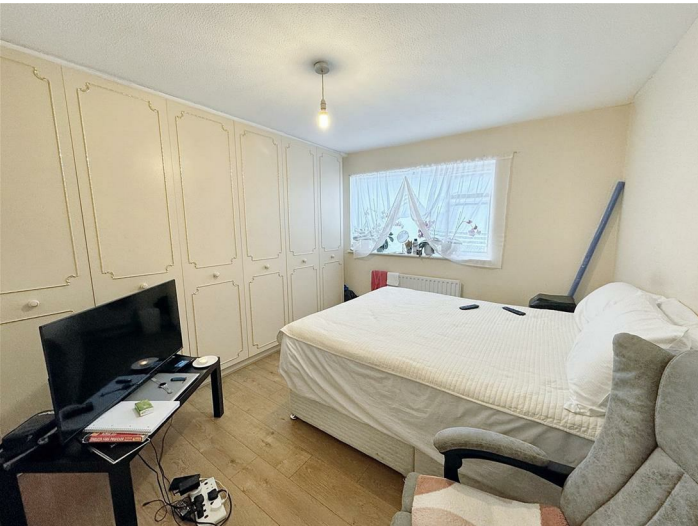
power point - wood effect floor covering - storage cupboard with access to loft - doors to:

Bedroom 2



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

Bedroom 1



double glazed window to front elevation - radiator - power point - built in wardrobe - wood effect floor covering.

Rear Garden
44'4" (13.52)



paved.

Garage



Additional Information:

Council Tax London Borough of Newham Band C.

Parking: integral garage with space for once car and off street parking, space for one car.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be

available.
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.

The title register states the following:
The following are details of the covenants contained in the Conveyance dated 19 January 1887 referred to in the Charges Register:- AND in consideration of the premises the Purchaser thereby covenanted with the Vendor his heirs and assigns and the owners of messuages or tenements on the said Hartland Park Estate their respective heirs and assigns that the Purchaser his heirs or assigns will not carry on or permit to be carried on any part of the said premises intended to be thereby conveyed and intended for private dwellinghouses any trade art or business whatever except that of a Surgeon or Dentist or Private School and that he will not carry on or permit to be carried on on any part or parts whatsoever of the said premises respectively the trade or business of a Publican or Beershop Keeper or a Retailer of Ale Beer Wine Spirits or other intoxicating liquors but so nevertheless that this covenant shall not prevent the Purchaser his heirs or assigns or the owner or occupier for the time being of any of the said premises from selling wine beer spirits or intoxicating liquors in bottles upon any of the said messuages and premises which may be used as shops.

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.

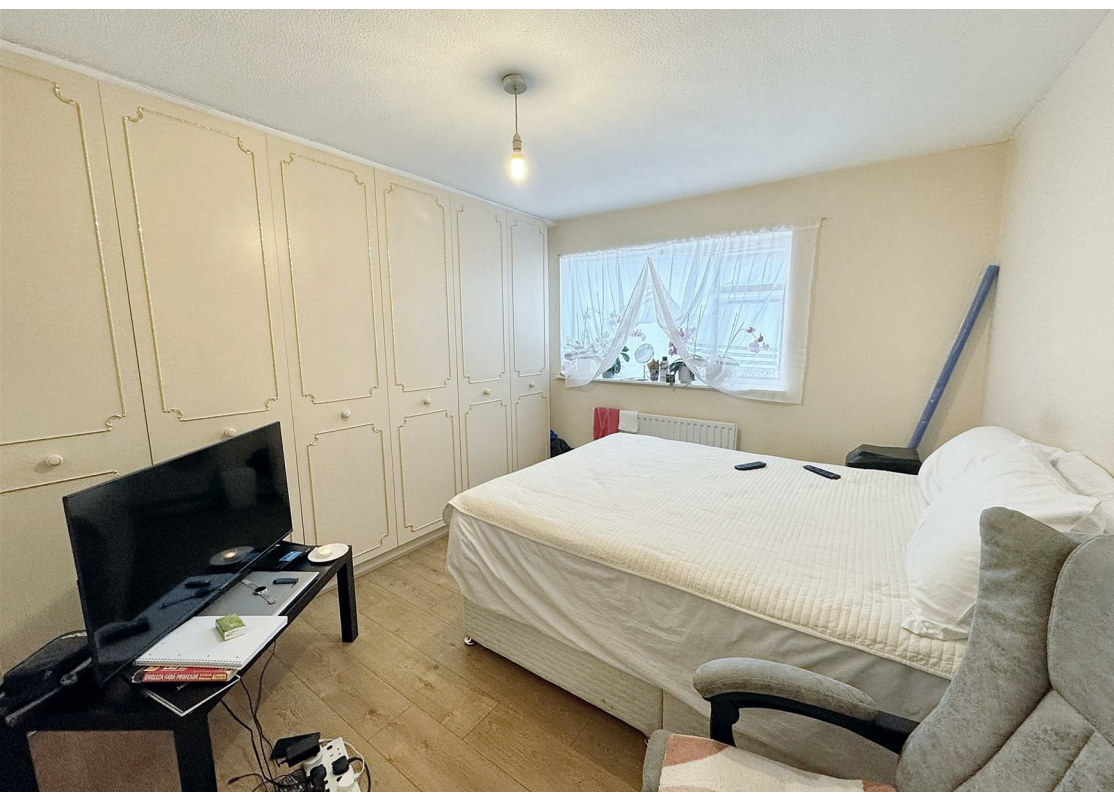
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

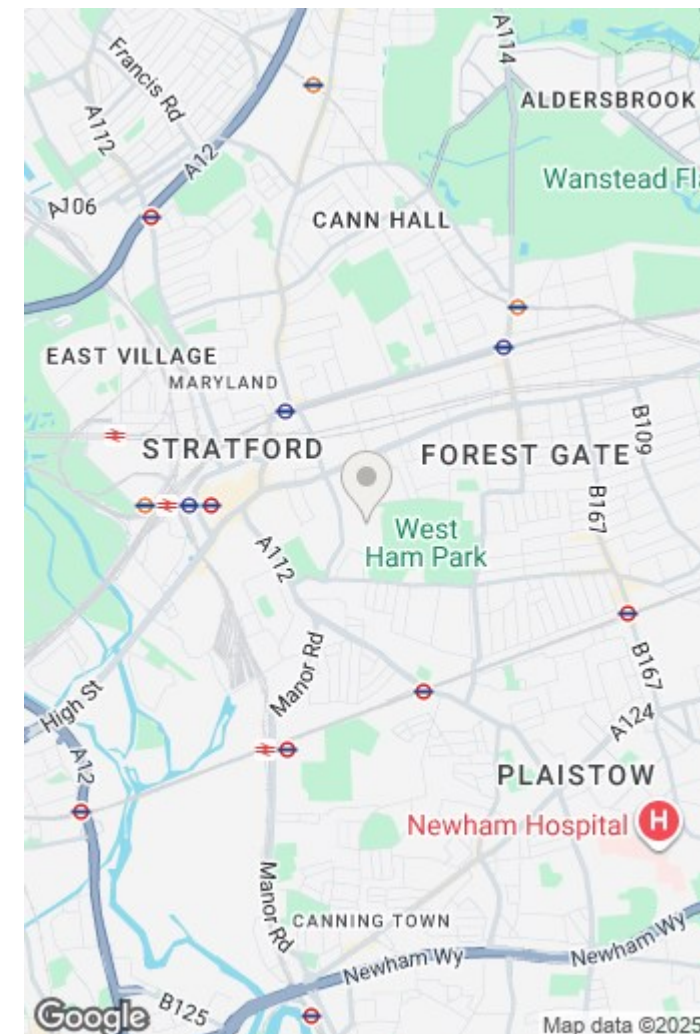
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.





Ground Floor
Approx 37 sq m / 401 sq ft

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.

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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	