



Crownfield Road Stratford E15 2AB

Spacious Three Bedroom House With 2 Reception Rooms & First Floor Bathroom £550,000 F/H



Situated on Crownfield Road in Stratford, this spacious three-bedroom mid-terraced house offers a wonderful opportunity for those seeking a family home. Spanning an impressive 998 square feet, the property features two inviting reception rooms.

The first-floor family bathroom adds convenience to daily living, while the presence of brick sheds and an outside W.C. provides additional practicality. The shared side access enhances the functionality of the outdoor space, making it easy to enjoy the garden or store outdoor equipment.

This property is being sold chain-free, presenting an ideal blank canvas for a discerning purchaser to personalise and transform into their dream home. Its prime location places it conveniently between Stratford and Leyton, ensuring that both the vibrant Queen Elizabeth Olympic Park and the extensive Westfield shopping centre are easily accessible.

Whether you are a first-time buyer or looking to invest in a property with great potential, this home is a fantastic choice.

Entrance Via
partially glazed door to:

Hallway
stairs ascending to first floor - radiator - power points -
understairs storage cupboard housing electric meter and
consumer unit - doors to:

Lounge



window to front elevation - radiator - power points - carpet to remain - door to:



Dining Room



window to rear elevation - radiator - power points - carpet to remain - arch to:

Kitchen



window to rear elevation - cupboard housing Worcester boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps drainer - electric cooker point - space and plumbing for washing machine - space for fridge freezer - tiled splash backs - power points - wood effect vinyl floor covering - partially glazed door to rear garden.



First Floor Landing

access to loft - cupboard housing water heater - carpet to remain - doors to:

Bathroom



window to rear elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - tiled splash backs - radiator - carpet to remain.

Bedroom 2



window to rear elevation - storage cupboard - built in wardrobe - radiator - power points - carpet to remain.



Bedroom 1



window to front elevation - storage cupboard - built in wardrobe - radiator - power points - carpet to remain.

Bedroom 3



window to front elevation - storage cupboard - radiator - power points - carpet to remain.

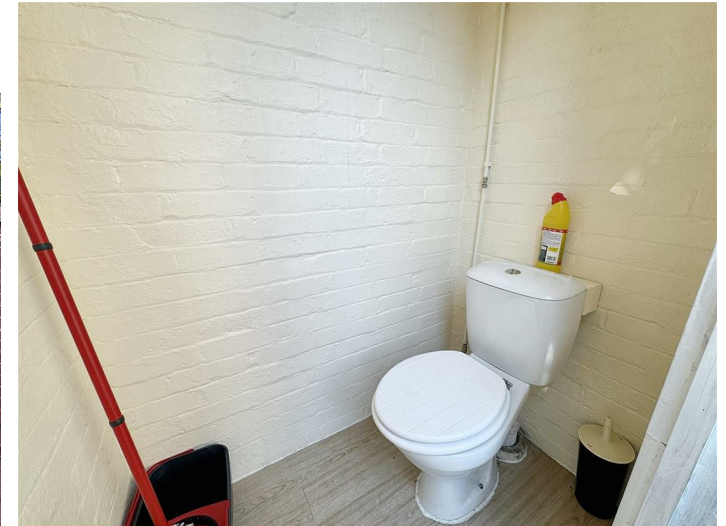
Rear Garden
39'9" (12.14)



shared side access - mainly laid to lawn with flower and shrub borders - Brick sheds - door to:



w/c



low flush w/c.

Brick Shed



Additional Information:

Council Tax London Borough of Waltham Forest 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; O2, Three; and 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). The seller has confirmed that broadband is not currently connected at the property but there is a BT telephone connection in place.

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:

A Transfer of the land in this title dated 22 March 1982 made between

(1) The Mayor and Burgesses of the London Borough of Waltham Forest and

(2) Ernest Christopher Eldon and Joan Winifred Eldon contains restrictive covenants.

NOTE: Original filed.

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:

Bowling & Co & Knight Richardson Solicitors £240.00 INC VAT.

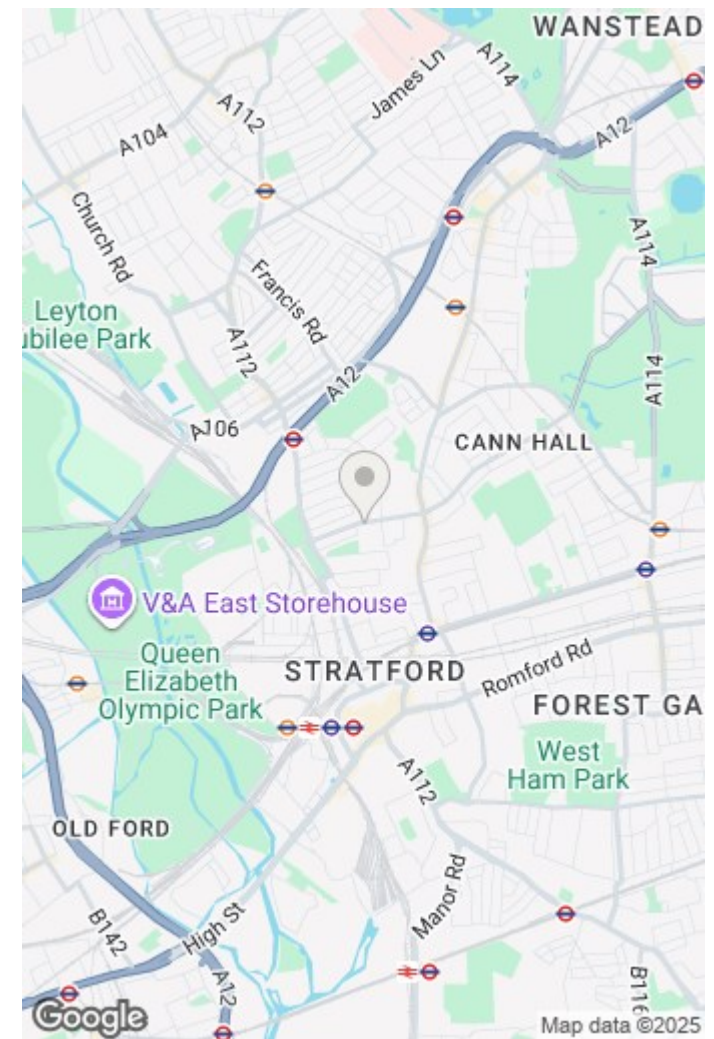
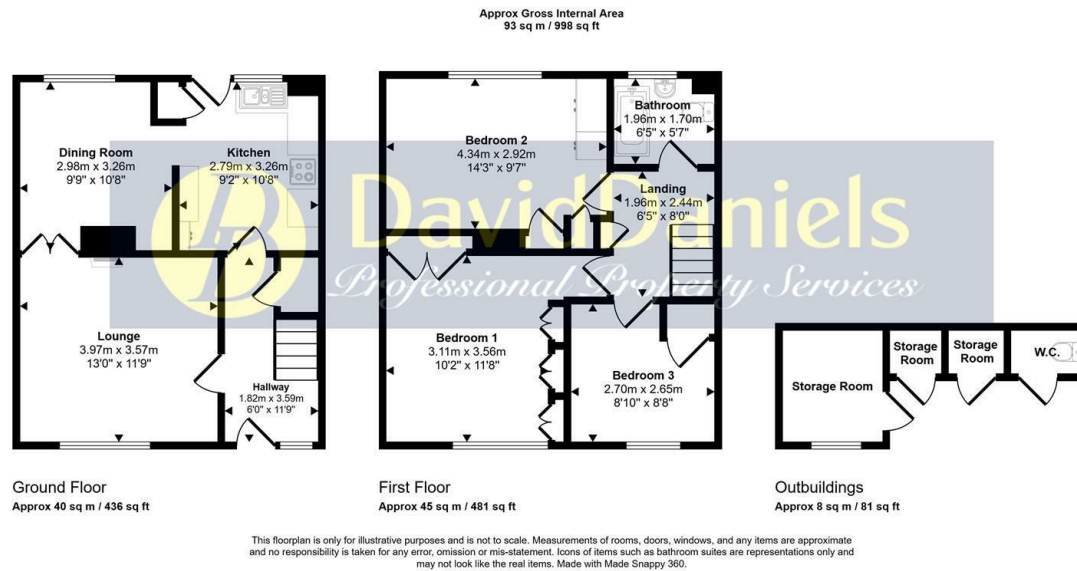
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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.



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.

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	



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