



Aldworth Road London E15 4DN

Well Presented Two Bedroom House With Extended Kitchen/Diner Guide Price £500,000 - £525,000 F/H



Guide Price £500,000 - £525,000.

Nestled on Aldworth Road in London, this charming two-bedroom mid-terraced house presents an excellent opportunity for first-time buyers and families alike. Spanning 712 square feet, the property is well presented and offered chain free, ensuring a smooth transition for its new owners.

Upon entering, you are welcomed into a spacious through lounge, complete with a feature fireplace that adds a touch of warmth and character. The modern ground floor bathroom features a stylish three-piece suite, catering to both comfort and convenience. Ascending to the first floor, you will find two generously sized double bedrooms, perfect for restful nights.

One of the standout features of this home is the extended kitchen/diner, which is equipped with integrated appliances and boasts bifold doors that seamlessly connect the indoor space to the outdoor garden. The rear garden is a delightful retreat, featuring elegant paving, decked flower beds, and a charming seating area, ideal for entertaining or simply enjoying the fresh air.

The property benefits from hardwood flooring throughout the majority of its rooms, adding a touch of sophistication and ease of maintenance. Its prime location offers easy access to Stratford Park, Stratford Station, and the bustling Westfield Shopping Centre, as well as the expansive Queen Elizabeth Olympic Park, providing a wealth of leisure and shopping options.

This delightful home is not only a perfect first-time purchase but also an inviting family residence, combining modern living with a convenient location. Do not miss the chance to make this lovely property your own.

Entrance Via

partially glazed front door to porch - secondary partially glazed door to:

unit - hardwood floor covering - stairs ascending to first floor - opening to kitchen/diner - door to:

Through Lounge



double glazed bow window to front elevation with wooden shutters - two radiators - power points - understairs storage cupboards - cupboard housing electric meter and consumer

Bathroom



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

Kitchen/Diner



cupboard housing Worcester Bosch boiler - range of eye and base level units incorporating granite work tops - built in oven and microwave - integrated fridge/freezer - integrated

dishwasher - integrated washing machine - five point gas hob with extractor fan over - tiled splash backs - radiator - power points - hardwood floor covering - bifold door to rear garden.



First Floor Landing

double glazed window to rear elevation - access to loft - doors to:

Bedroom 1



two double glazed windows with wooden shutters to front elevation - radiator - power points - hardwood flooring.



Bedroom 2

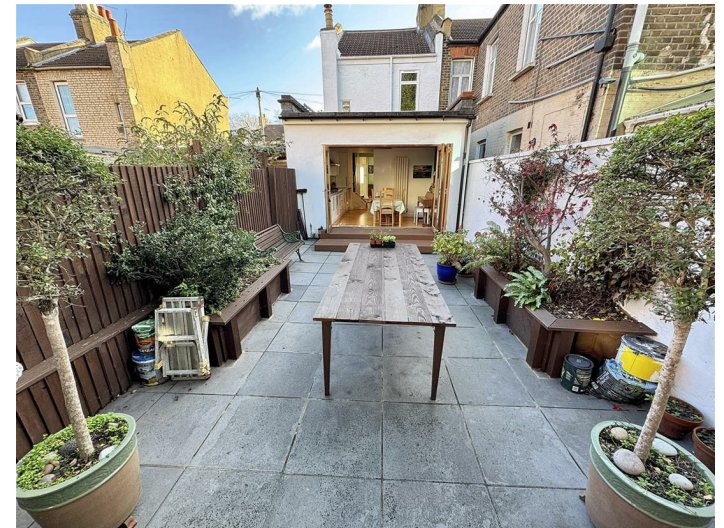


double glazed window with wooden shutters to rear elevation - radiator - power points - hardwood floor covering.

Rear Garden
29'5" (8.98m)



small decked area which leads to the paved rear garden - decking planters and decked seating area to the rear.



Additional Information:

Council Tax London Borough of Newham Band B

Construction of two new adjoining properties is currently underway next door, which will form a mid-terraced row including this property. All relevant party wall agreements have been agreed, and additional details can be viewed on the Newham Planning Portal.

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.

O2: 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 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.

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:

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

Mortgage Referral to Clickmortgages.net : 50% of procurement

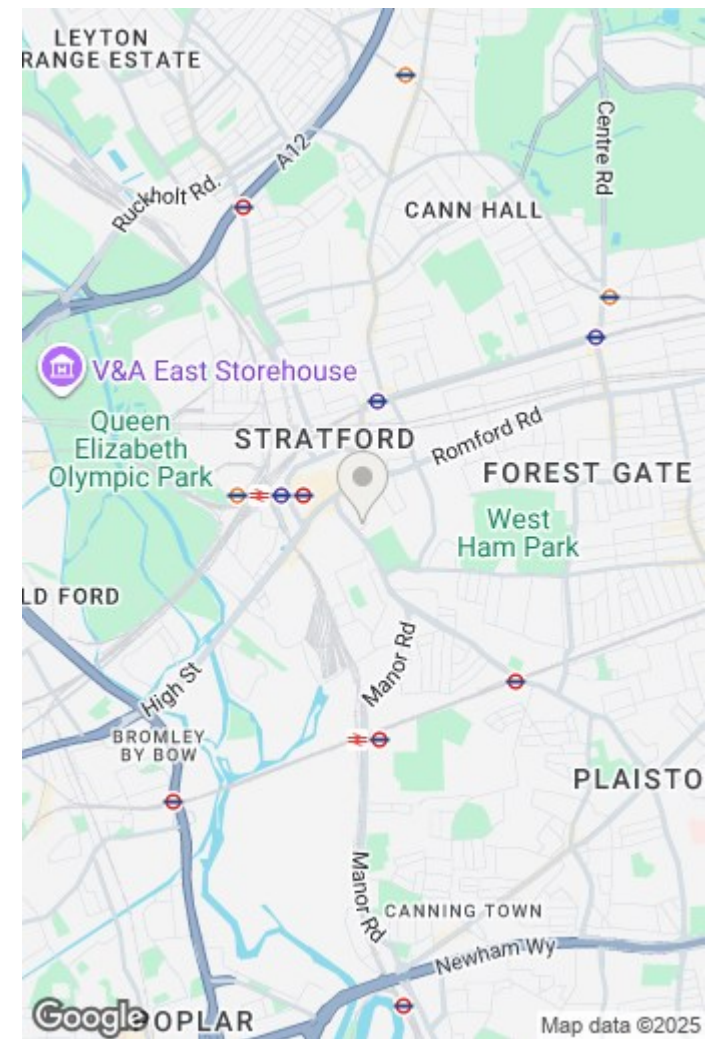
fee paid by the lender to the financial advisor on completion of your mortgage.

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 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			
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	

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.

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.



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