



**Drapers Road , E15 2AZ**

**Chain Free 3 Bedroom House With Off Street Parking And A First Floor Bathroom**

**£500,000 F/H**



Nestled on the charming Drapers Road in London, this delightful terraced house presents an excellent opportunity for those seeking a comfortable family home or a profitable investment. Spanning 737 square feet, the property boasts three well-proportioned bedrooms and a spacious reception room.

Upon entering, you are greeted by a large kitchen/ diner. While it may require some modernisation, it offers ample space. At the rear of the house, the generous lounge provides a warm and inviting atmosphere.

The property features one bathroom, with a separate w/c. One of the standout features of this home is the off-street parking, a rare find in this bustling area, ensuring convenience for residents and visitors alike.

Situated in close proximity to the vibrant amenities of Stratford, including the Westfield Shopping Centre, residents will enjoy easy access to a plethora of shops, restaurants, and leisure facilities. Excellent transport links are also at your doorstep, with Leyton Station and various bus routes nearby, making commuting a breeze.

This chain-free property is an exceptional find, offering both potential and convenience in a sought-after location. Whether you are looking to make it your own or seeking a promising investment, this three-bedroom house on Drapers Road is not to be missed.

#### **Entrance Via**

partially glazed front door to:

#### **Hallway**

stairs ascending to first floor - radiator - phone point - power point - wood effect floor covering - doors to:

#### **Kitchen/ Diner**



double glazed window to front elevation - wall mounted main boiler - range of eye and base level units incorporating sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - space and plumbing for washing machine - space for fridge/ freezer - cupboard housing consumer unit - tiled splash backs - power points - radiator - tiled floor covering.



### Lounge



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

### First Floor Landing

access to loft - radiator - storage cupboard - power point - carpet to remain - doors to:

### Bedroom One



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

### Bathroom



obscure double glazed window to front elevation - two piece suite comprising of panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - tiled walls - radiator - tiled floor covering.

## W/C



obscure double glazed window to front elevation - partially tiled walls - low flush w/c - tiled floor covering.

## Bedroom Three



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

## Bedroom Two



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

## Garden 33'9" (10.3m)



partially paved with flower and shrub borders.



## Additional Information:

Council Tax London Borough of Waltham Forest Band C.

Parking: Off Street parking space, a permit is also available but must be acquired from the local council (emission based charge).

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 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 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:

2 (03.11.1997) The Transfer dated 20 October 1997 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.

3 (03.11.1997) The Transfer dated 20 October 1997 referred to above contains a provision as to boundary structures.

1 The land is subject to such restrictive covenants as may have been imposed thereon before 15 September 1977 and are still subsisting and capable of being enforced.

2 (03.11.1997) A Transfer of the land in this title dated 20 October 1997 made between (1) The Mayor and Burgesses of the London Borough of Waltham Forest and (2) Malcolm Baddeley and Marie Baddeley 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:

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.

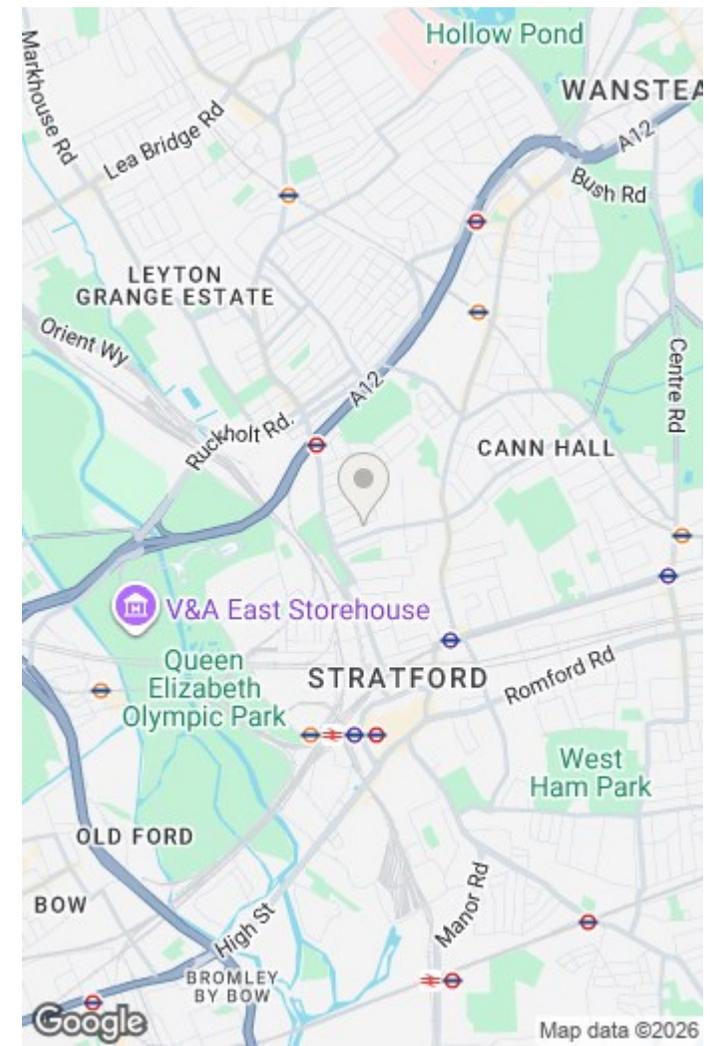
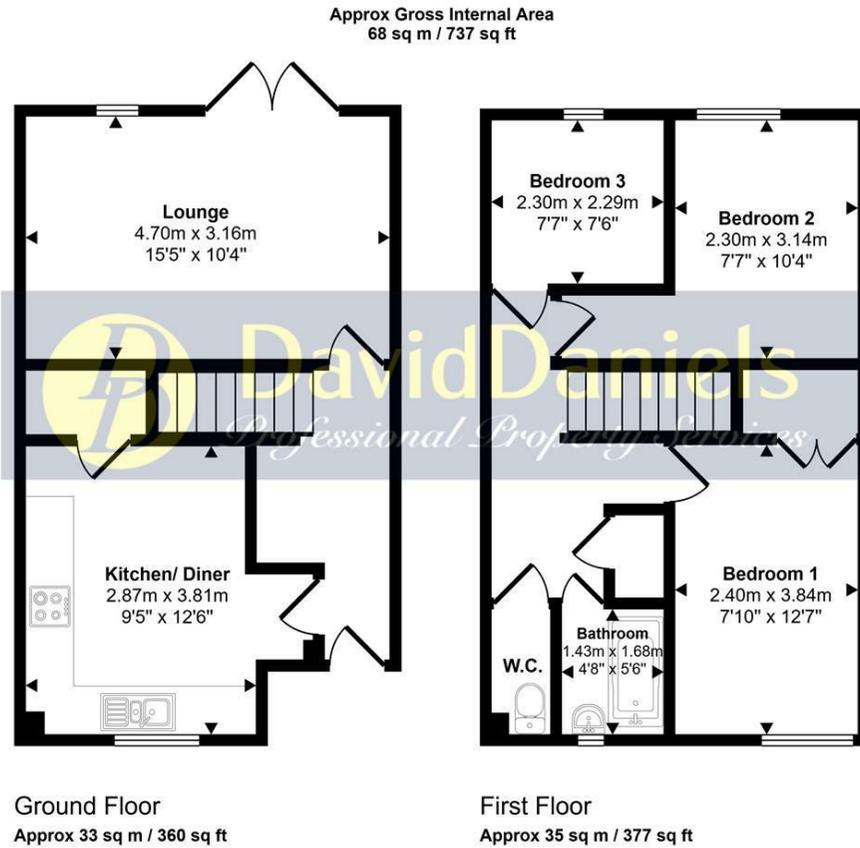
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is

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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		72	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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