



Keogh Road London E15 4NR

**Three Bedroom House With Three Reception Rooms Requires Modernisation £520,000 F/H**



Nestled on Keogh Road in London, we are delighted to present this charming chain-free mid-terraced house, offering a wonderful opportunity for those looking to create their ideal family home. Spanning an impressive 1,079 square feet, this property features three spacious double bedrooms and three versatile reception rooms, providing ample space.

The ground floor boasts a convenient bathroom, while the generous 35-foot rear garden invites you to enjoy outdoor living and gardening potential. Although the property requires modernisation throughout, it holds significant promise for transformation with the right investment, allowing you to tailor it to your personal taste and lifestyle.

Ideally situated, this home is just a short walk from Maryland Station, ensuring easy access to public transport for commuting and exploring the vibrant city. Additionally, the renowned Westfield Stratford and the expansive Queen Elizabeth Olympic Park are within easy reach, offering a wealth of shopping, dining, and recreational opportunities.

This property is a probate sale, presenting a unique chance to acquire a home with great potential in a sought-after location. Whether you are a first-time buyer or an investor, this terraced house is a canvas waiting for your vision. Don't miss out on the opportunity to make this house your own.

#### Entrance Via

front door with secondary door to:

#### Hallway

wall mounted electric meter and consumer unit - stairs ascending to first floor - radiator - storage cupboard - doors to:

#### Reception 2



french doors to rear garden - radiator - power points - opening to:

#### Reception 1



double glazed three splay bay window to front elevation - radiator - power points - gas fire (untested).

### Dining Room



double glazed window to side elevation - wall mounted Ideal boiler - radiator - power points - vinyl floor covering - sliding door to:



### Kitchen



double glazed window to side elevation - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - space and plumbing for washing machine - gas cooker point - radiator - power points - vinyl floor covering - door to:



### Hallway

door to rear garden - door to:

### Bathroom (L-Shape)



obscure double glazed windows to side and rear elevation - three piece suite comprising of a panel enclosed bath - pedestal wash basin - low flush w/c - cupboard housing water cylinder - tiled splash backs - radiator - vinyl floor covering.

### First Floor Landing

access to loft - doors to:

### Bedroom 1



two double glazed windows to front elevation - radiator - power points.

### Bedroom 2



double glazed window to rear elevation - power points.

### Bedroom 3



double glazed window to rear elevation - power point.

### Rear Garden 35'11" (10.95m)



paved with flower and shrub borders.

#### Additional Information:

Council Tax London Borough of Newham Band D.

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

There is currently no broadband connection at the property. 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).

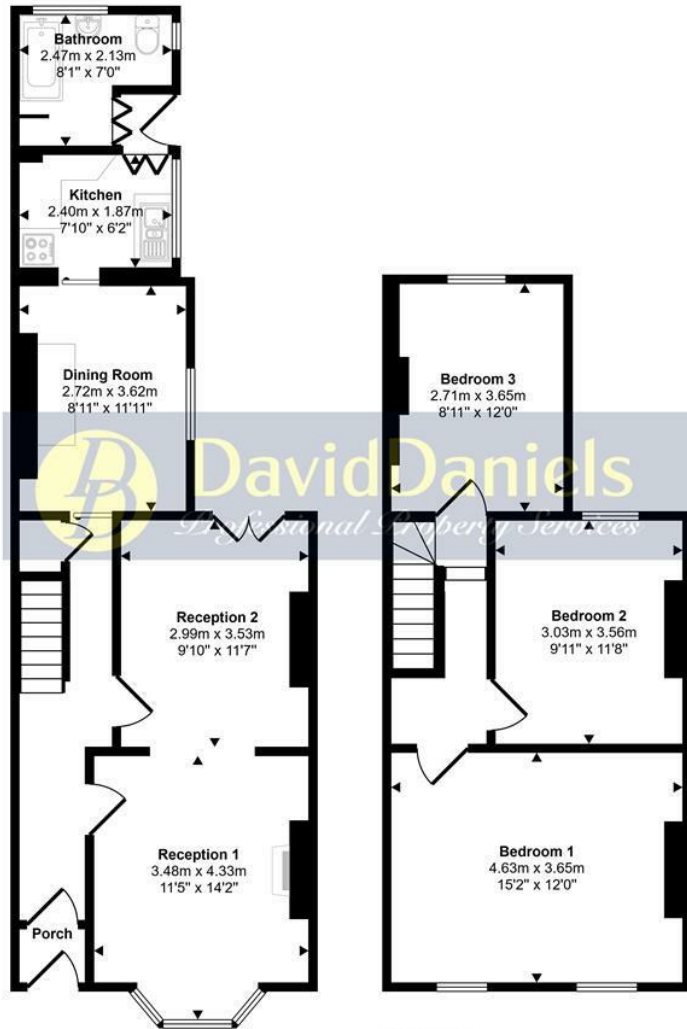
This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

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.



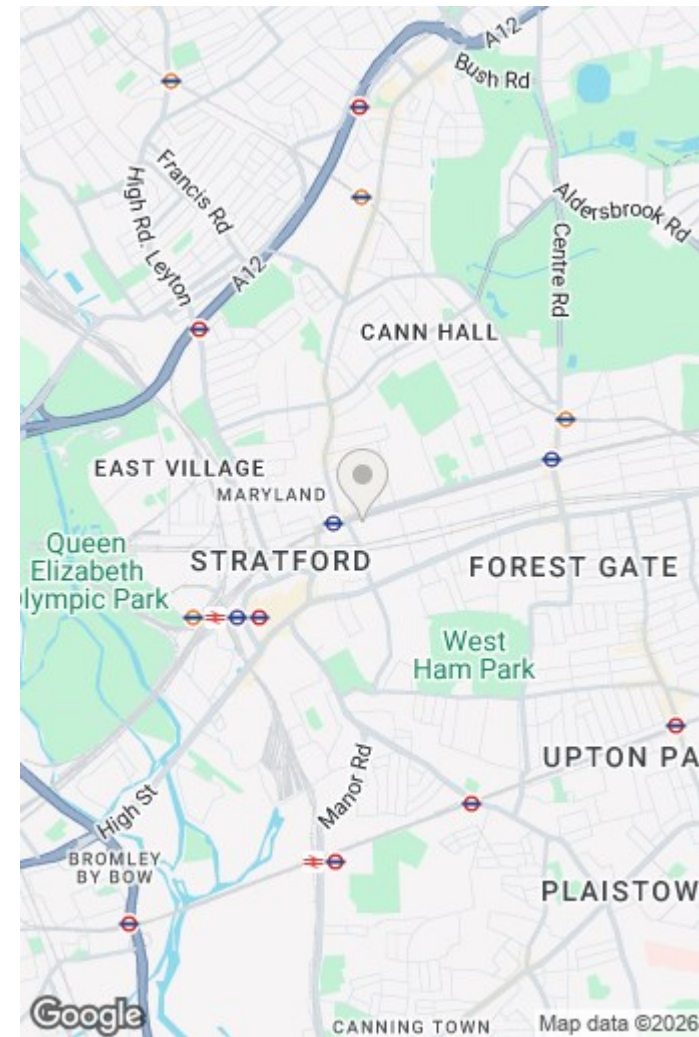
Approx Gross Internal Area  
100 sq m / 1079 sq ft



**Ground Floor**  
Approx 55 sq m / 595 sq ft

**First Floor**  
Approx 45 sq m / 484 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.



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 <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	

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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