



Pearcroft Road, London E11 4DR

Charming Chain Free Two Bedroom Home Featuring Original Type Features

£600,000 F/H

Situated on the sought-after Pearcroft Road, this attractive two-bedroom terraced home combines period charm with thoughtfully updated living spaces. Behind its handsome brick façade, the property extends to approximately 783 sq ft and offers a wonderful balance of original character and modern practicality.

The front reception room is an inviting space, featuring exposed floorboards and a striking fireplace, both of which reflect the home's heritage and create a warm and characterful setting. To the rear, the spacious kitchen and dining room forms the true heart of the home, offering an excellent space for both everyday living and entertaining. The contemporary kitchen provides generous worktop space, integrated appliances and a characterful Butler-style sink, while the central peninsula unit creates a sociable focal point. Filled with natural light, the room offers ample space for dining and direct access to the garden.

Outside, the delightful 46ft rear garden enjoys a bright aspect and offers a peaceful retreat from city life. With a decked seating area and garden shed, it provides plenty of space for outdoor dining, relaxation and gardening, while mature trees and established shrubs create a calm, leafy setting that enhances both privacy and seclusion.

Offered to the market chain free, this is a fantastic opportunity to acquire a characterful home in a popular pocket of Leytonstone, ideally positioned close to the vibrant cafés, independent shops and local amenities of Francis Road. Both Leyton and Leytonstone Underground stations (Central Line) are within easy reach, providing convenient access into the City and central London.

A home of genuine warmth and character, this charming terrace will appeal equally to professionals, couples and small families seeking a well-located property with both period appeal and modern convenience.

Entrance Via

partially glazed door to:

Hallway

storage cupboard - stairs ascending to first floor - power point - wood effect floor covering - opening to kitchen/ diner - door to:

Lounge



three splay double glazed bay window to front elevation - feature fireplace - radiator - wall mounted electric heater - power points - exposed floorboards.



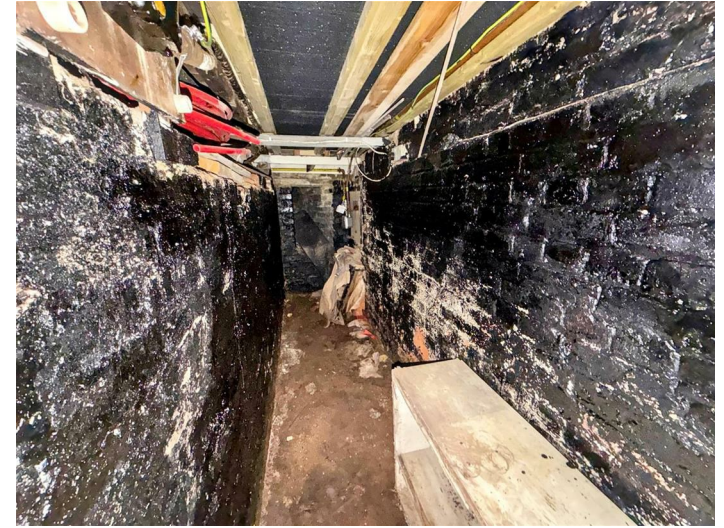
Kitchen/ Diner



double glazed window to rear elevation - range of eye and base level units incorporating a one and a half bowl butler style sink with mixer tap - central peninsular unit with a four point induction hob with extractor fan over - built in oven and microwave - integrated dish washer - integrated fridge/ freezer - space and plumbing for washing machine - splash backs - power points - storage cupboard under stairs housing the consumer unit and electric meter (trap door that leads to the cellar)- wood effect floor covering - double glazed door to garden.



Cellar



wall mounted gas meter

First Floor Landing

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

Bedroom One



three splay double glazed bay window to front elevation - double glazed window to front elevation - radiator - power points - carpet to remain.



Bedroom Two



double glazed window to rear elevation - radiator - power points - exposed floorboards.

Garden

46'0" x 15'8" (14.04 x 4.78)



garden shed - partially decked and the remaining area laid to lawn.

Bathroom



obscure double glazed window to rear elevation - wall mounted extractor fan - Main boiler - three piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - pedestal wash basin - low flush w/c - heated towel rail - tiled splash backs - vinyl floor covering.



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: There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

Three & Vodafone: 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.

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:

1 The following are details of the stipulations contained in the Conveyance dated 5 July 1887 referred to in the Charges Register:-

And it is hereby agreed that the said plot of land and premises hereinbefore expressed to be hereby granted are so granted with under and subject to such restrictions and stipulations for the benefit of the respective owners for the time being of the other parts of the said Estate as are hereinafter respectively mentioned expressed and contained (that is to say)

1. The Purchaser his heirs or assigns shall within six calendar months from the date of these presents to the satisfaction of the Vendor make and shall for ever thereafter maintain at his and their own expense good and sufficient boundary fences of not less than five feet nor more than six feet in height on the sides of the said premises hereinbefore granted indicated on the said plan by the mark T and standing within the area of such premises.

2. The said road called Pearcroft Road from the northern boundary of the said plot of land up to the centre of the said road and the footpath of and belonging to the said road adjoining the said plot of land so far as the same road and footpath respectively are coextensive with the said plot of land shall at all times be kept repaired by or at the expense of the Purchaser his heirs or assigns And in case of neglect or default on his or their part in repairing the said road or footpath it shall be lawful for the owners for the time being of the other parts of the said estate or any of them at any time after the expiration of one calendar months next after notice to the Purchaser his heirs or assigns by such Owners or Owner to

observe and perform this stipulation to repair so much of the said road and footpath aforesaid and to recover the expense thereof from the Purchaser his heirs or assigns.

3. Any house or building to be erected on the said premises shall range and be in line with the building line marked on the said plan and no erection or building (the fence bay windows and porticoes excepted) shall be erected or built upon or over the said premises between such building line and the adjacent road.

4. No house shall be erected on the said plot of land of less value than two hundred pounds such value to be ascertained with respect to the net first cost in materials and labour of construction only estimated at the lowest current prices And no building shall be erected upon the said plot of land except in accordance with a front elevation thereof to be first submitted to and approved in writing by the Vendor his heirs or assigns or his or their Surveyor.

5. No hut shed tent caravan house on wheels or other chattel shall be erected placed or be allowed to be or remain upon the said premises or any part thereof other than sheds and workshops to be used only for works incidental to and during the execution of permanent buildings on the said premises And in case of any breach of this stipulation it shall be lawful for any owner or owners of any other part or parts of the said estate to enter into or upon the said premises hereinbefore expressed to be hereby granted for the purpose of removing and to remove and dispose of any such hut tent shed caravan house on wheels or other chattel other than sheds and workshops to be used as aforesaid without any liability to account to the Purchaser his heirs executors administrators or assigns for or in respect of any damage which may be occasioned to the said premises but such removal And such owner or owners shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto or to any fence.

6. The trade of an Innkeeper Victualler or Retailer of Wine Spirits or Beer shall not be carried on on the said premises and no building which may at any time be erected on the said premises shall be used as a shop warehouse workshop or factory nor shall any trade or manufacture be carried on upon the same premises nor shall any operative machinery be fixed or set up thereon. And the Purchaser doth hereby for himself his heirs executors administrators and assigns covenant with the Vendor his heirs and assigns that he the Purchaser his heirs and assigns will in all things perform observe and abide by the several stipulations and conditions hereinbefore contained.

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.

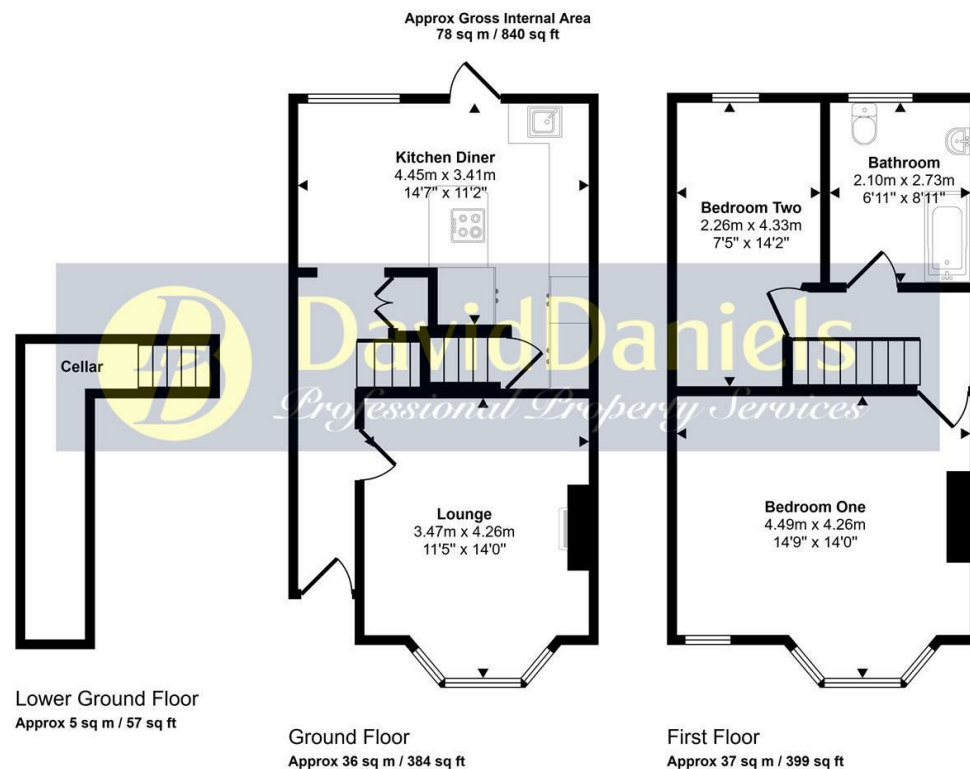
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

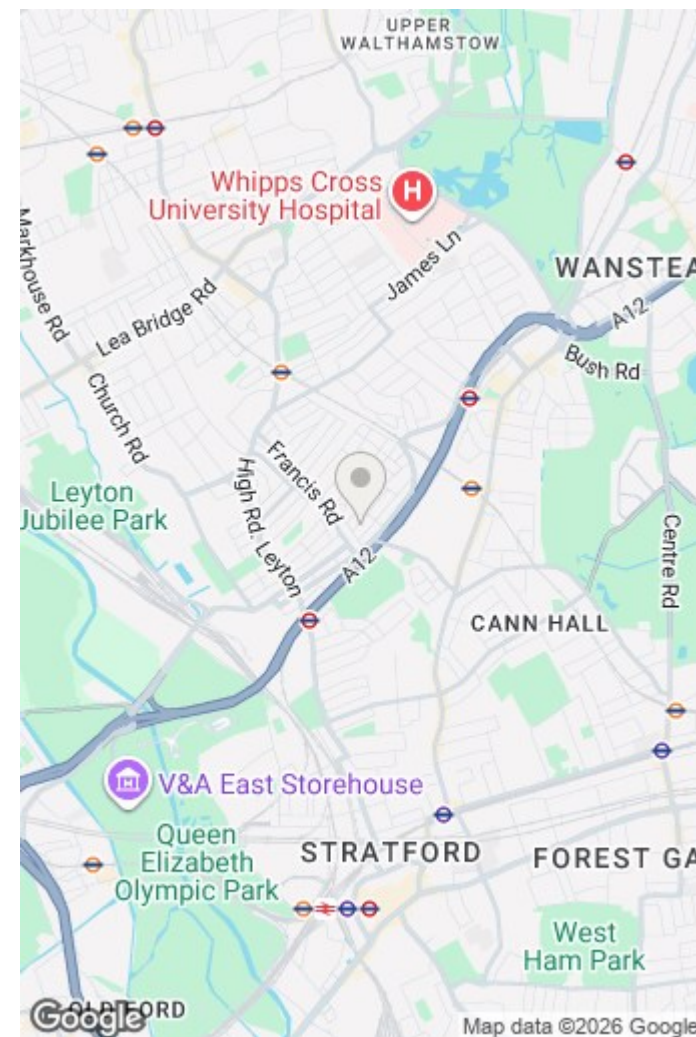
As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes verifying identity and, where applicable, source of funds. Any documentation requested will be used solely for anti-money laundering and regulatory compliance purposes and will be processed securely and confidentially in accordance with our legal obligations. Please note that we are required to complete these anti-money laundering (AML) checks for all buyers and sellers before a sale can proceed, and a memorandum of sale cannot be issued until satisfactory checks have been completed. Where any party is contributing funds towards a purchase (including gifted deposits), they will also be required to undergo the same verification and due diligence checks..

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	64	87
(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	