



Henniker Road Stratford E15 1JZ

Spacious Three Bedroom End Of Terrace House With First Floor Bathroom £575,000 F/H

Nestled on Henniker Road in London, this charming three-bedroom double bayed end-terrace house presents an excellent opportunity for families seeking a new home. Spanning an impressive 1,018 square feet, the property is being sold chain-free, allowing for a smooth transition into your new abode.

Upon entering, you will find two spacious reception rooms, one of which features delightful double doors that open directly into the generous 59-foot rear garden. The first floor accommodates three well-proportioned bedrooms, alongside a family bathroom, providing ample space for relaxation and privacy.

This property boasts potential for improvement and extension, subject to the usual planning consents, allowing you to tailor the home to your specific needs and preferences.

Ideally situated, the house is just a short walk from Maryland station, which is conveniently served by the Elizabeth line, ensuring easy access to central London and beyond. Additionally, the vibrant Westfield Stratford shopping centre and the scenic Queen Elizabeth Olympic Park are both within close proximity, offering a wealth of leisure and retail options.

In summary, this delightful end-terrace house on Henniker Road is a fantastic opportunity for those looking to create their ideal family home in a well-connected and thriving area of London.

Entrance Via
partially glazed door to:

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

Lounge



double glazed bow window to front elevation - radiator - power points - wood effect floor covering.

Dining Room



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

Kitchen



double glazed window to rear elevation - wall mounted Ideal boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point hob - space and plumbing for washing machine - space for undercounter fridge/freezer - tiled splash backs - power points - vinyl floor covering - double glazed door to rear garden.



First Floor Landing

access to loft - carpet to remain - doors to:

Bathroom



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

Bedroom 2



double glazed window to rear elevation - radiator - power points - storage cupboard - carpet to remain.

Bedroom 1



double glazed bow window to front elevation - radiator - power points - carpet to remain.

Bedroom 3



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

Rear Garden 59'8" (18.20m)



partially paved - with remainder laid to lawn 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: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

Vodafone: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

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.

The title register states the following:

(09.11.2015) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 5 April 1956 made between (1) Sir Hamilton Westrow Hulse (the Vendor) (2) Sir Hamilton Westrow Hulse and The Right Honourable Edward Frederick Baron Burnham C.B.E., D.S.O. M.C. (The Trustees) and (3) Charles Stanley Charles (the Purchaser):- EXCEPT AND RESERVING unto the Vendor or other the owner or owners of the adjoining or neighbouring properties respectively in fee simple for the benefit of such adjoining or neighbouring properties such rights of way water drainage support and other rights and easements and quasi easements (if any) corresponding to the rights and easements and quasi easements theretofore exercised and enjoyed by Vendor or other the owner or owners of such adjoining or neighbouring properties respectively over the property thereby conveyed.

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:

Sweeney Miller Solicitors & Knight Richardson Solicitors
£240.00 INC VAT.

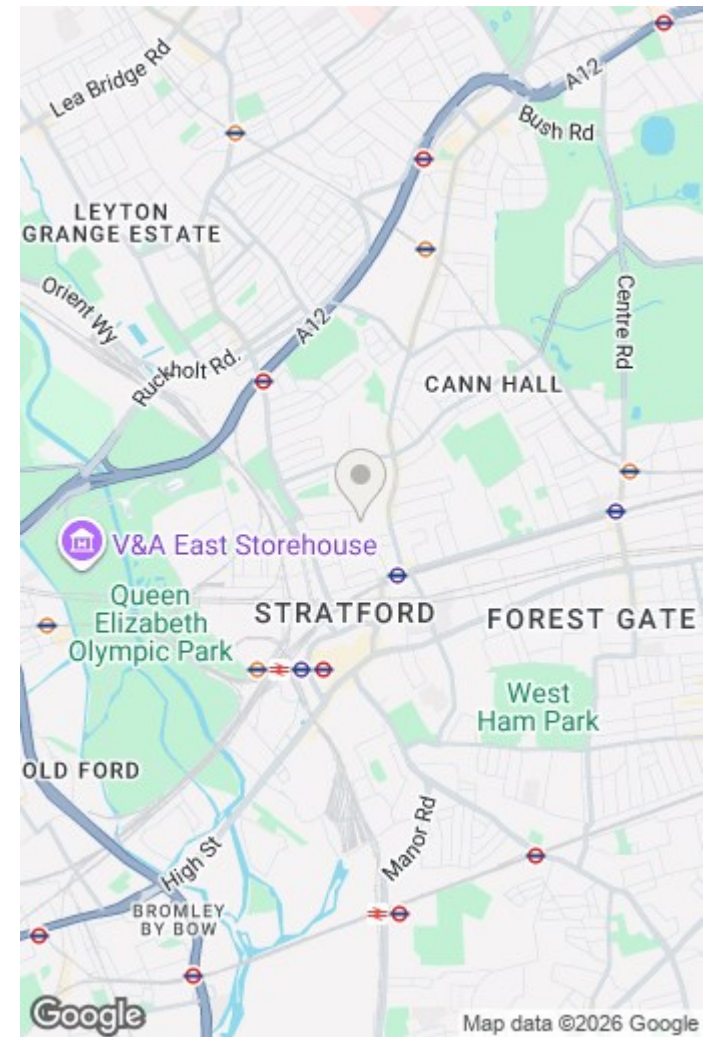
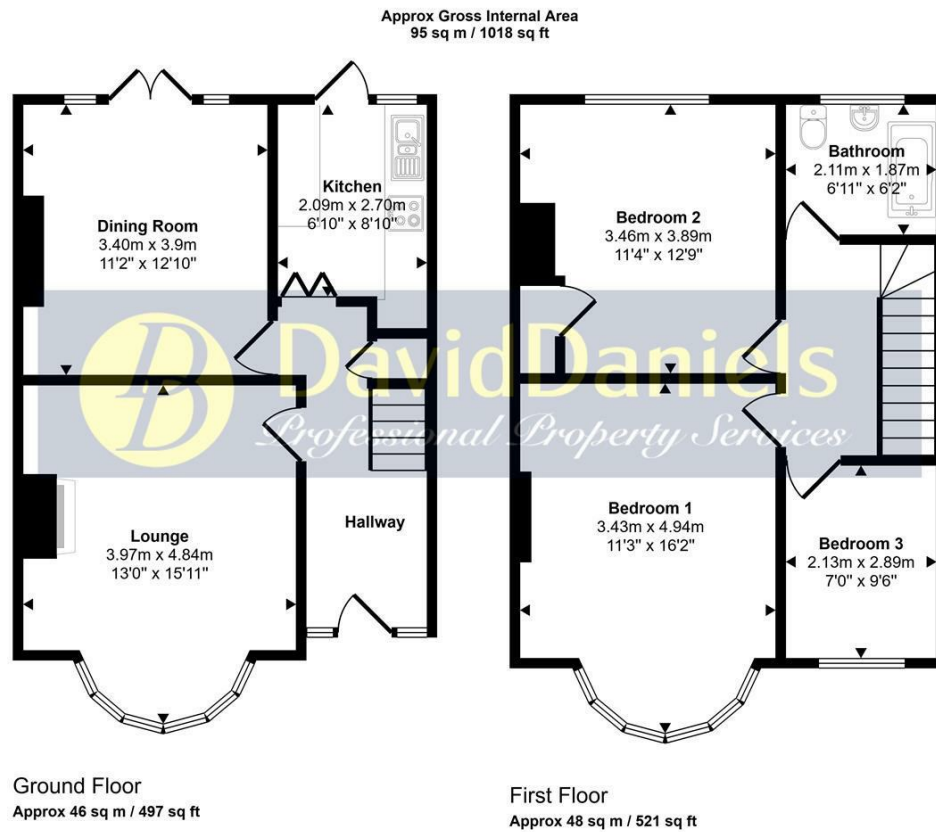
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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.

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			
		65	83
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	

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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