

Faringford Road London E15 4DP

Well Presented & Extended Two Bedroom House With Roof Terrace £539,000 F/H

Nestled on Faringford Road in the vibrant area of Stratford, London, we are pleased to present this charming terraced house, which has been lovingly extended and improved by its current owners over the past 40 years. Spanning an impressive 905 square feet across three stories, this well-presented two-bedroom home offers a perfect blend of comfort and modern living.

Upon entering, you are welcomed into a spacious through lounge that seamlessly flows into a recently fitted kitchen, ideal for both entertaining and everyday family life. The ground floor also features a convenient three-piece family shower room and a practical utility room, enhancing the functionality of the space. Step outside to discover a delightful courtyard garden, perfect for enjoying the fresh air.

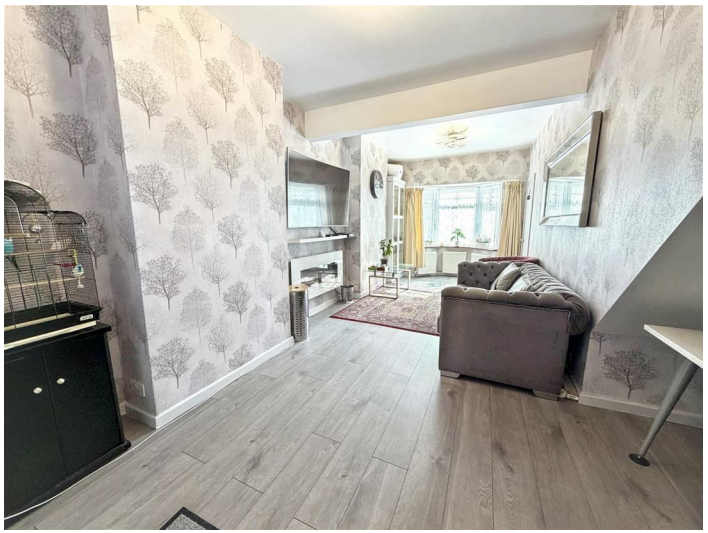
The first floor boasts a generous double bedroom, complemented by a versatile dressing room that can easily serve as a study, along with a handy W/C. A lovely roof terrace provides an additional outdoor space to relax and unwind. The second floor is dedicated to the master bedroom, which benefits from dual aspect windows, flooding the room with natural light.

This property is being sold chain-free, making it an ideal choice for families seeking a new home. Its prime location means you are just a short walk from Stratford Park, with Stratford Station and the bustling Westfield Stratford shopping centre also within easy reach.

Entrance Via
double glazed front door to:

Hallway
stairs ascending to first floor - cupboard housing consumer unit and electric meter - radiator - wood effect floor covering - door to:

Through Lounge





three splay double glazed bay window to front elevation - double glazed window to rear elevation - radiators - cupboard housing gas meter - power points - wood effect floor covering - door to:







Kitchen

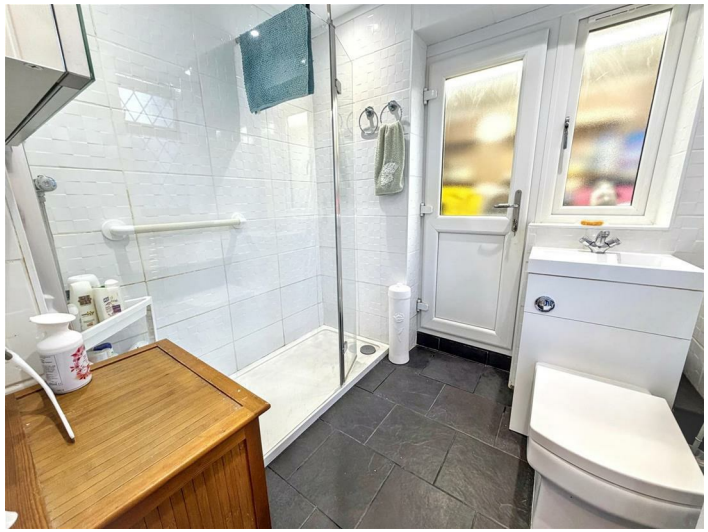


double glazed window to side elevation - cupboard housing Ariston boiler - range of eye and base level units incorporating a butler style sink with mixer tap and drainer - built in oven with four point hob and extractor fan over - integrated under counter fridge - two integrated under counted freezers - tiled splash backs - power points - tiled floor covering - opening to:

Hallway

double glazed door to courtyard - tiled floor covering - door to:

Shower Room



obscure double glazed window to side elevation - ceiling mounted extractor fan - three piece suite comprising of a shower cubicle - low flush w/c with built in hand wash basin - tiled splash backs - heated towel rail - tiled floor covering - double glazed door to:

Utility Room

power points - space and plumbing for washing machine and tumble dryer- double glazed door to courtyard.

First Floor Landing

stairs ascending to second floor - double glazed window to rear elevation - power point - wood effect floor covering - doors to:

Bedroom 2



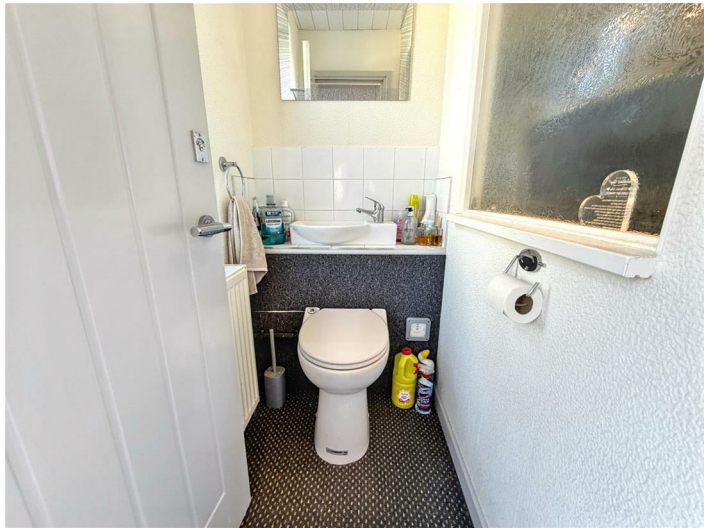
double glazed window to front elevation - radiator - power points - carpet to remain.

Study/Dressing Room



Window - power points - carpet to remain.

W/C



obscure double glazed window to rear elevation - low flush w/c with hand wash basin above - radiator - carpet to remain.

Terrace



partially decked with remainder artificial grass.



Second Floor Landing

storage cupboard - carpet to remain - door to:

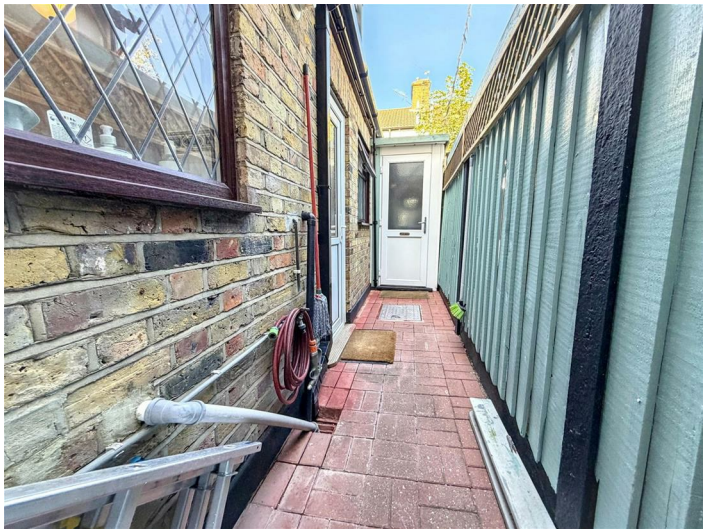
Bedroom 1



two skylight windows to front elevation - double glazed window to rear elevation - radiator - power points - storage to the eves - carpet to remain.



Courtyard
17'8" x 3'6" (5.40m x 1.07m)



paved

Additional Information:
Council Tax London Borough of Newham 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: 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.
O2,Three and 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.

The title register states the following:
The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 27 June 1978 made between (1) Mountview Estates Limited and (2) Mark William Clark Scott:- "Together with the right for the Transferee and his successors in title of the property hereby transferred to use all drains sewers watercourses pipes cables and wires now or within 21 years
hereafter on over or under all adjoining or adjecent land of the Transferor and all rights in nature of easements or quasi easements heretofore enjoyed by the property hereby transferred over such adjoining or adjacent properties but excepting and reserving unto the Transferor and its successors in title any right of light or air now subsisting or which might but for this exception be acquired over any adjoining or neighbouring land of the Transferor to the intent that the Transferor may build or re-build on any such land in such manner as the Transferor may think fit and the right for the Transferor and the owner or owners for the time being of all adjoining or adjacent lands of the Transferor to use all drains sewers watercourses pipes cables and wires now or within 21 years hereafter on over or under the land hereby transferred and all rights in nature of easements or quasi easements heretofore enjoyed by such adjoining or adjacent lands of the Transferor over the land hereby transferred."

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.

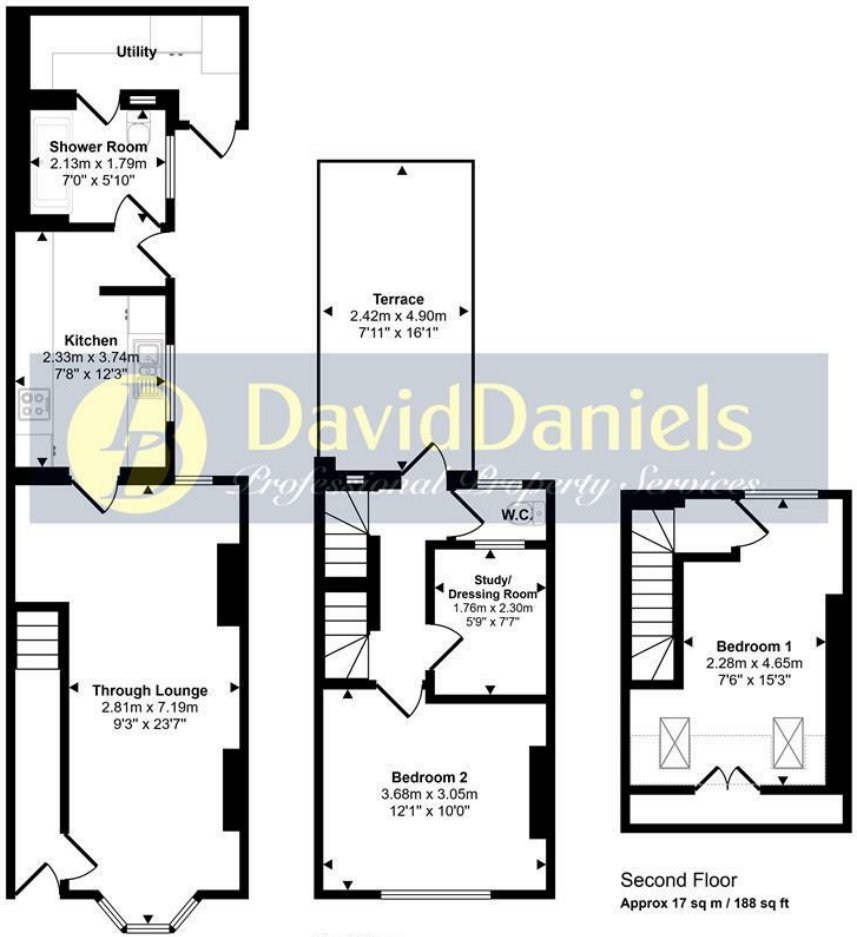
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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 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.

Approx Gross Internal Area
84 sq m / 905 sq ft



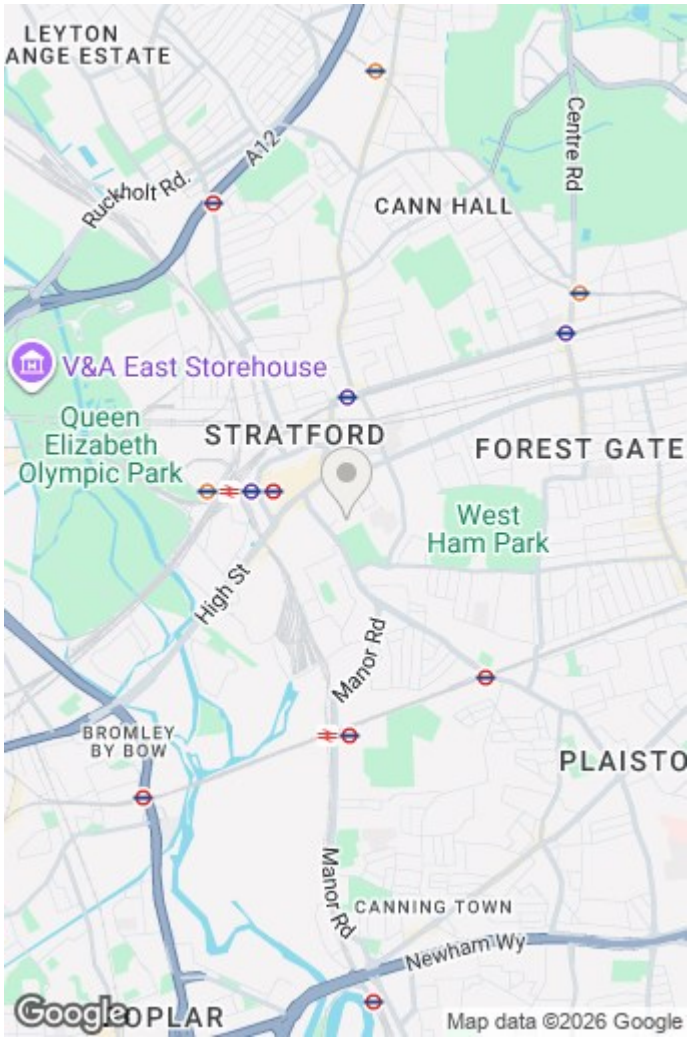
Ground Floor
Approx 43 sq m / 468 sq ft

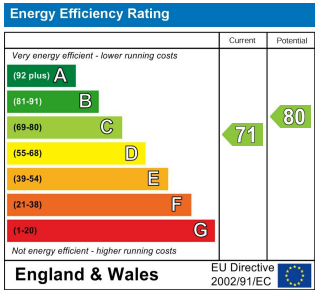
First Floor
Approx 23 sq m / 250 sq ft

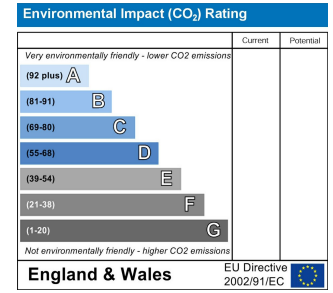
Second Floor
Approx 17 sq m / 188 sq ft

Denotes head height below 1.5m

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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The Property Ombudsman