Bisson Road London E15 2RF

2 Bedroom Mid Terraced House With First Floor Bathroom & Kitchen/Diner £475,000 F/H

Nestled on Bisson Road in London, this delightful mid-terraced house offers an appealing blend of comfort, space and convenience, with the added distinction of backing onto the Three Mills Wall River. Spanning 818 square feet, the property features a welcoming reception room with a charming feature fireplace.

The spacious kitchen/diner is a particular highlight, with double doors opening onto the rear garden, ideal for entertaining or relaxing outdoors. New composite decking was installed in 2025, while beyond the rear boundary lies the Three Mills Wall River, adding to the property's unique setting.

On the first floor is a well-appointed four-piece family bathroom and two generously sized double bedrooms. The property also benefits from new windows and doors fitted in 2024, which are FENSA approved and come with a 10-year guarantee.

Ideally situated just off Stratford High Street, the property enjoys excellent local amenities and transport connections. Pudding Mill Lane and Abbey Road DLR stations are close by, while Zone 2 Bromley-by-Bow Underground station is within walking distance, providing convenient connections across London.

The picturesque Three Mills Green is also a short stroll away, offering open spaces and attractive riverside surroundings, as well as a pleasant and convenient route towards Bow.

Combining generous accommodation, excellent transport links and recent improvements, this charming property would make an ideal home for a couple or family looking to enjoy the best of this increasingly popular part of East London. Early viewing is highly recommended.

Entrance Via
double glazed door to:

Porch
double glazed windows to front and side elevation - tiled floor covering - double glazed door to:

Hallway
stairs ascending to first floor - radiator - power points - wood effect floor covering - door to:

Lounge

double glazed window to front elevation - feature fireplace - radiator - power points - wood effect floor covering - storage cupboard housing electric meter and consumer unit - door to:

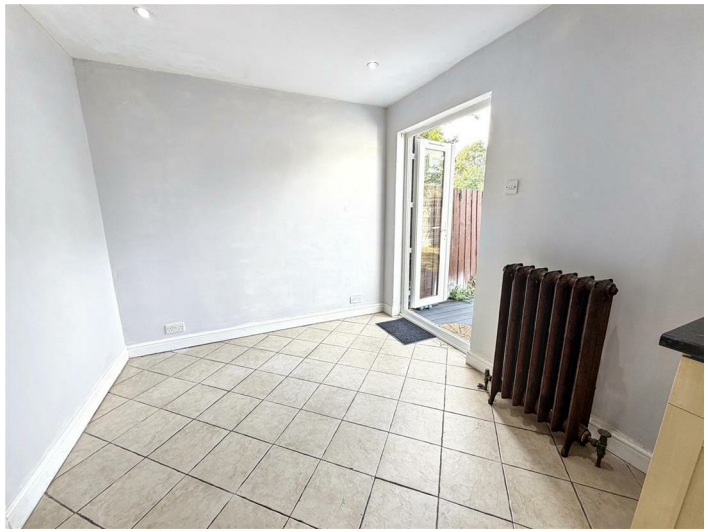
Kitchen/Diner

double glazed window to rear elevation - wall mounted Vaillant boiler - range of eye and base level units incorporating a one and a half bowl stainless steel sink with mixer tap and drainer - built in oven with four point gas hob and extractor fan over - space and plumbing for washing

machine - space for fridge/freezer - splash backs - power points - radiator - tiled floor covering - double glazed double door to rear garden.

First Floor Landing
access to loft - radiator - wood effect floor covering - doors to:

Bedroom 1



two double glazed windows to front elevation - two radiators - power points - wood effect floor covering.

Bedroom 2

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

Bathroom

obscure double glazed window to rear elevation - four piece suite comprising of a rolled top freestanding bath with mixer tap to shower attachment - shower cubicle - pedestal wash basin - low flush w/c - tiled walls - radiator - tiled floor covering.

Rear Garden
34'5" x 20'5" (10.51m x 6.23m)

partially decked.

Three Mills Green

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 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 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, 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 Transfer dated 29 March 1982 referred to in the Charges Register was made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 2 of the said Act.
The Transfer dated 29 March 1982 referred to above contains a provision as to boundary structures.
The covenants conditions exceptions reservations and other provisions referred to in Clause 2 and the Fifth Schedule of the Transfer dated 27 April 1992 referred to above are set out in the Charges Register of this title so far as they affect.
The mines and minerals and other matters are excepted and reserved in clauses 1(c) and 2 respectively of the Third Schedule to the Transfer dated 27 April 1992 referred to above are excluded from this registration.
Such parts of the land in this title as are affected thereby are subject to the rights excepted and
reserved by a Deed of Exchange dated
14 November 1938 made between (1) West Ham Corporation (2) J. & W. Nicholson & Co., Limited (3) The Lee Conservancy Board and (4) West Ham Corporation and The Lee Conservancy Board.
NOTE: Copy Deed filed under EGl53917.
A Transfer of the land in this title dated 29 March 1982 made between (1) The Mayor and Burgesses of the London Borough of Newham and (2) Frank Albert Daynes 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.

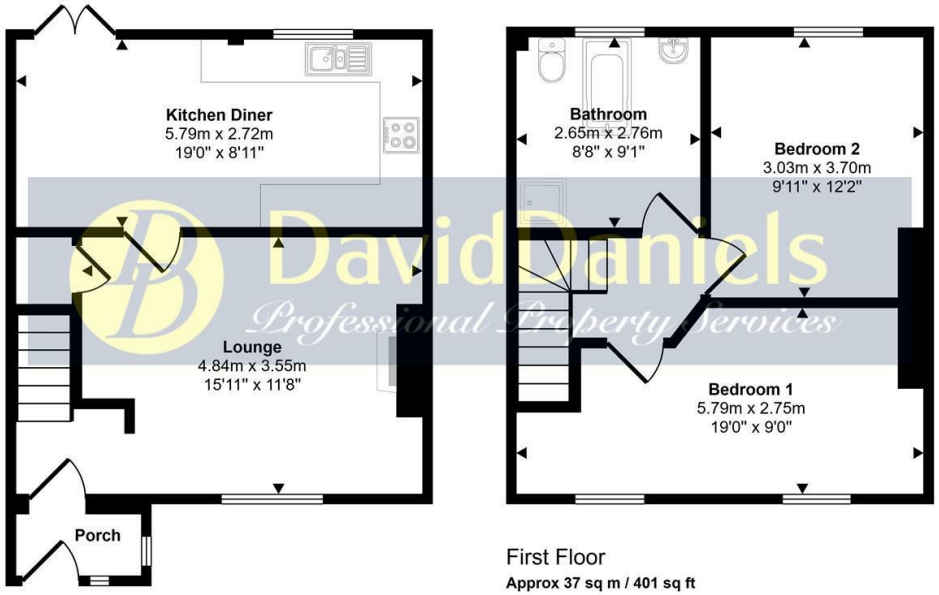
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

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
76 sq m / 818 sq ft

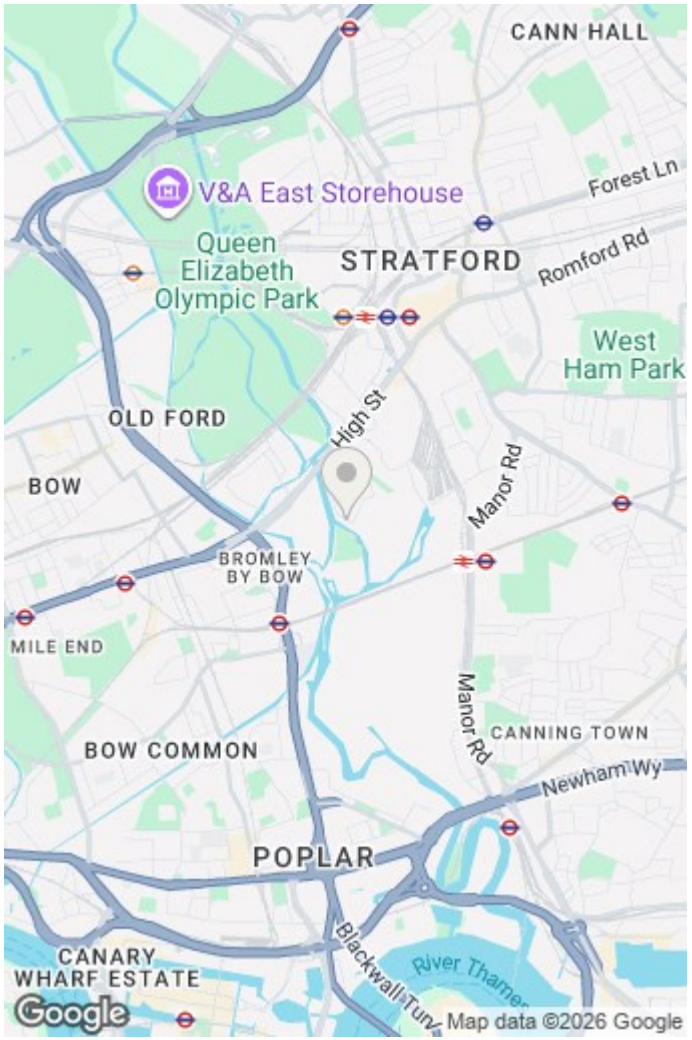


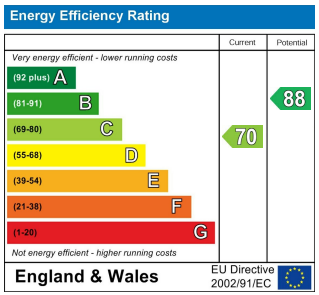
Ground Floor
Approx 39 sq m / 416 sq ft

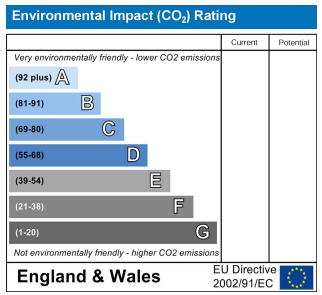
First Floor
Approx 37 sq m / 401 sq ft

David Daniels
Professional Property Services

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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