



Grange Road London E13 0HB

**Beautifully Presented Three Bedroom House With Two Bathrooms & Off Street Parking £600,000 F/H**



Nestled on Grange Road in London, this modern terraced house presents a rare opportunity for families to secure a spacious, move-in-ready home of this size and condition in the area. Built in 2018 and has the benefit of a 10-year structural warranty, with the remainder of the term available to the next owner, this property has been lovingly maintained by the same family since its inception, making it a rare find in today's market.

Spanning an impressive 1,083 square feet across three well-designed floors, the house features a welcoming reception room that flows seamlessly into a spacious kitchen/diner. This area is perfect for entertaining, with double doors that open onto a low-maintenance garden, allowing for a delightful indoor-outdoor living experience. The landscaped rear garden, complete with raised areas and flower beds, provides a tranquil retreat for relaxation and outdoor activities.

The property boasts three generously sized double bedrooms, ensuring ample space for family members or guests. The master bedroom is particularly appealing, featuring its own ensuite bathroom, while a separate family bathroom caters to the remaining bedrooms. Storage is plentiful throughout the home, making it practical for everyday living.

Additional benefits include off-street parking for one vehicle and secure storage for bikes and bins, enhancing convenience for busy families. The location is superb, with Excellent transport links to Canary Wharf, Stratford and the City via the Jubilee, District, Hammersmith & City, DLR and C2C lines, with a bus stop within a minutes walk of property offering a direct service to Stratford. Nearby, residents can enjoy the green spaces of Plaistow Park and the Memorial Recreation Ground, perfect for leisurely strolls or family outings.

This property is an ideal family home, combining modern living with accessibility and comfort. Don't miss the chance to make this delightful house your new home.

**Entrance Via**  
private off-street parking area with secure bike and bin storage - double glazed door to:



wood effect floor covering - stairs ascending to upper ground floor - stairs descending to lower ground floor.

**Lower Ground Floor Hall**  
storage cupboard - wood effect tiled floor covering - door to:

**Lounge**



two double glazed double doors to rear garden - radiator - power points - wood effect tiled floor covering - opening to:





**Kitchen/Diner**

**Upper Ground Floor Hall**  
stairs ascending to first floor - cupboard housing consumer unit - radiator - power points - wood effect floor covering - doors to:

**Bathroom**



**Bedroom 2**



double glazed window to front elevation - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven - four point gas hob with extractor fan over - space and plumbing for washing machine and dishwasher - space for fridge/freezer - tiled splash backs - power points - storage cupboard which extends under the stairs - wood effect tiled floor covering.

two double glazed windows to rear elevation - radiator - power points - carpet to remain.

wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with shower over - low flush w/c - wall mounted wash basin with mixer taps - tiled splash backs - heated towel rail - tiled floor covering.

Bedroom 3

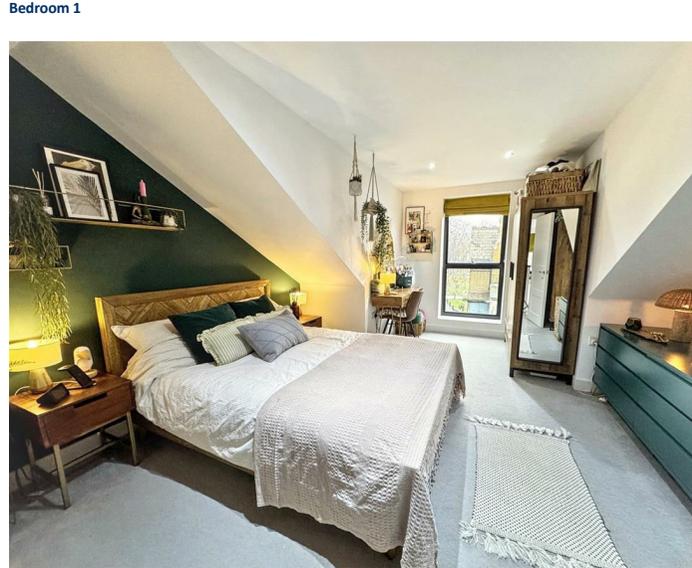


double glazed window to front elevation - radiator - power points - carpet to remain.

First Floor Hall



double glazed window to front - power point - the half landing would make for an ideal home office space - door to:



double glazed window to rear elevation - radiator - power points - carpet to remain - door to:



## En Suite



ceiling mounted extractor fan - three piece suite comprising of a shower cubicle - pedestal wash basin - low flush w/c - tiled splash backs - heated towel rail - storage cupboard - tiled floor covering.

## Rear Garden



partially paved with raised decked area with raised planters.



### Additional Information:

Council Tax London Borough of Newham Band D

There is a charge every 6 months which equates to between £160.00 - £180.00 to cover the cost of the maintenance of the pumping room in the adjacent flats which handles the transport of waste water to the sewer.

Parking: Off street parking for one car. a permit can also 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: 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 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.

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. The current connection is FTTC.

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:

(01.02.2011) The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 3 April 2008 referred in the Charges Register

(05.06.2014) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of adjoining land dated 30 May 2014 referred to in the Charges Register.

(05.06.2014) The Transfer dated 30 May 2014 referred to above contains provisions as therein mentioned.

(29.10.2019) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 24 October 2019 made between (1) East Grange Homes Ltd and (2) James Benjamin Leighfield and Jade Frances Bright but is subject to any rights that are reserved by the said deed and affect the registered land. NOTE: Copy filed.

(29.10.2019) The Transfer dated 24 October 2019 referred to above contains provisions as to light or air and boundary structures.

(01.02.2011) A Transfer of land on the Northern and Western sides of the land in this title dated 3 April 2008 made between (1) The East London Cemetery Company Limited and (2) Dignity Funerals Limited contains restrictive covenants by the Transferor. NOTE:- Copy filed under EGL548849.

(05.06.2014) A Transfer of adjoining land dated 30 May 2014 made between (1) Plaistow Properties Limited and (2) Dignity Funerals Limited contains restrictive covenants by the Transferor. NOTE: Copy filed under TGL401320.

(05.06.2014) By a Transfer dated 30 May 2014 referred to above the covenants and the rights reserved contained in the Transfer dated 3 April 2008 referred to above were expressed to be released as therein mentioned.

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.

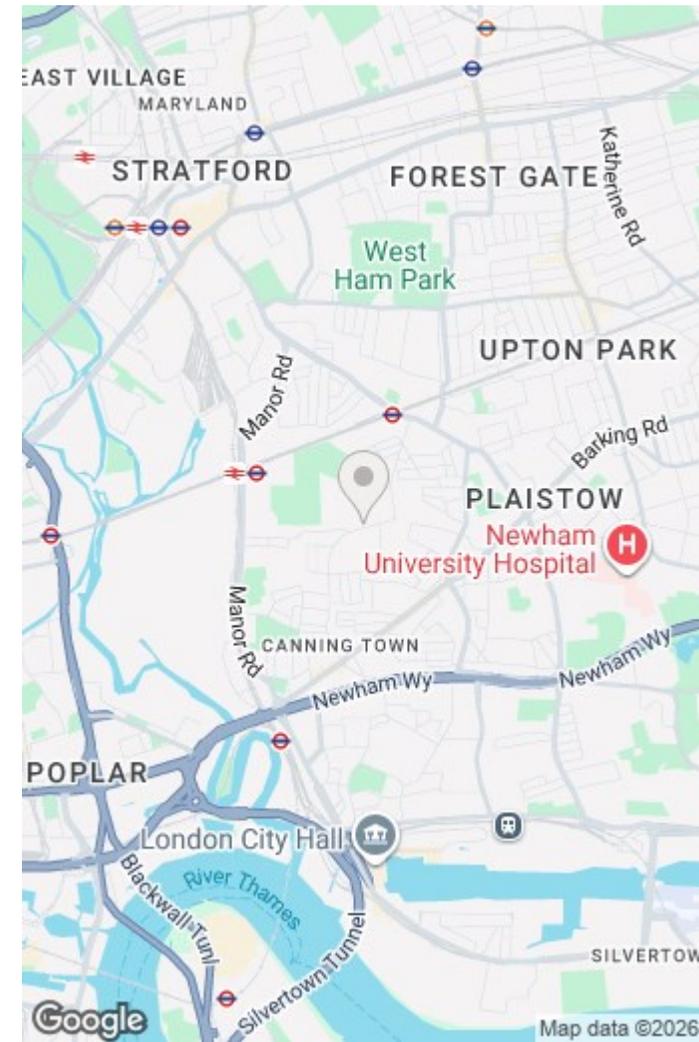
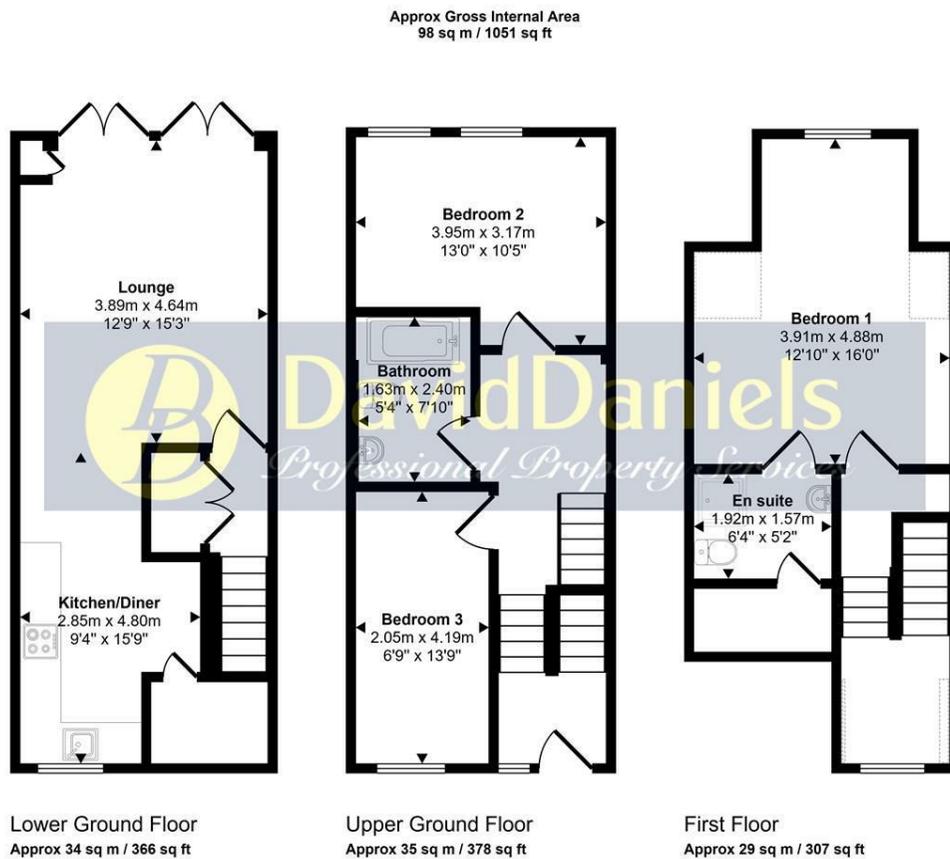
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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.

### 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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	



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