

Magpie Close London E7 9DE

Well Presented Two Bedroom Mid Terraced House With Driveway

Offers In Excess Of £425,000 F/H

Welcome to this charming two-bedroom mid-terraced house located on Magpie Close in London. Spanning an inviting 556 square feet, this well-presented home is perfect for those seeking a comfortable and modern living space.

As you enter, you are greeted by a delightful reception room that flows seamlessly into a contemporary kitchen diner. This area is designed for both relaxation and entertaining, with easy access to a low-maintenance rear garden, ideal for enjoying the outdoors without the hassle of extensive upkeep.

On the first floor, you will find two double bedrooms, providing ample space for rest and relaxation. The contemporary family bathroom is stylishly appointed, ensuring convenience for all residents.

One of the standout features of this property is the off-street parking, accommodating one vehicle, which is a rare find in this bustling area.

Situated across the road from Forest Lane Park, this home offers a peaceful retreat while being conveniently located between Forest Gate and Maryland Stations, both of which are served by the Elizabeth Line. This makes commuting into central London a breeze, enhancing the appeal for first-time buyers or those looking to invest in a prime location.

This property is truly turn-key, ready for you to move in and make it your own. With its modern amenities and excellent location, it presents an ideal opportunity for first-time purchasers seeking a blend of comfort and convenience in the heart of London. Don’t miss out on the chance to make this lovely house your new home.

Entrance Via:
partially glazed front door to porch - secondary door to:

Lounge



double glazed window to front elevation - stairs ascending to first floor - radiator - power points - wood effect floor covering - door to:



Kitchen Diner



double glazed window to rear elevation - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four gas hob and extractor fan over - space and plumbing for washing machine - integrated AEG dishwasher - space for fridge/freezer - splash backs - power points - radiator - wood effect floor covering - door to rear garden.



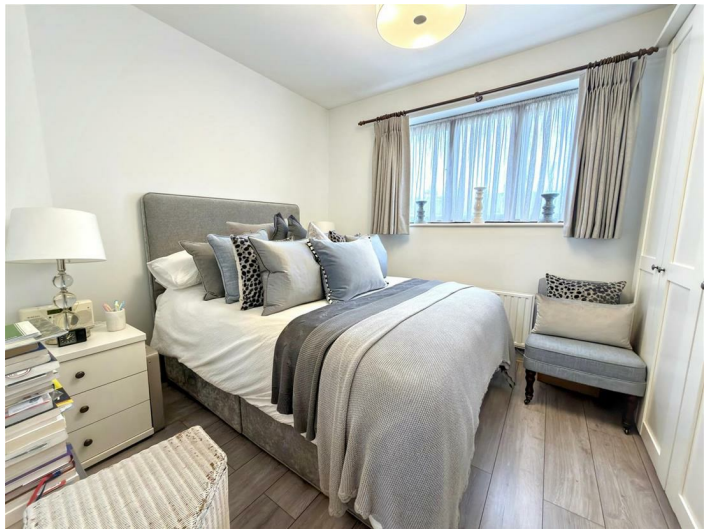


First Floor Landing



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

Bedroom 1



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

Bathroom



wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer tap and thermostatic shower over - vanity sink unit - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

Bedroom 2



double glazed window to front elevation - built in cupboard - radiator - power points - wood effect floor covering.

Rear Garden
36'5" x 11'1" (11.10m x 3.39m)



paved.

Forest Lane Park







Additional Information:
Council Tax London Borough of Newham Band C

Parking: one off street parking space, on street parking also available 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: 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. You may be able to get limited indoor coverage.
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:
1 (12.07.1991) A Transfer of the land in this title and other land dated 29 March 1990 made between (1) The Secretary of State for Health (2) Boleyn & Forest Housing Society Limited contains the following covenants:-
"The Transferee hereby covenants with the Transferor to the intent that the burden of such covenant may run with and bind the Development Site and each and every part thereof and that the benefit of such covenant may be annexed and run with the Transferor's Retained Land and each and every be annexed and run with the Transferor's Retained Land and each and every part thereof to observe and perform the following stipulations:-

For the benefit of areas A B1 B2 B3 D E2 F H I J K3 and L and each and every part thereof into whosoever hands the same may come not within a period of 10 years from the date hereof to carry out
any developpment of the Development Site or part thereof at a density in excess of the limits for residential development specified in the local plan for the Newham district current at the date hereof

NOTE: Areas A B1 B2 B3 D E2 F H I J K3 & L referred to lie to the west and north of the land in this title.
(22.12.2004) A Transfer of the land in this title dated 15 November 2004 made between (1) East Choice Limited and (2) Dawn Leonnon contains restrictive covenants.
NOTE 1: Where relevant, the provisions contained in the deeds set out in the register of the transferor's title referred to in the Transfer are set out in the register of this title

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.

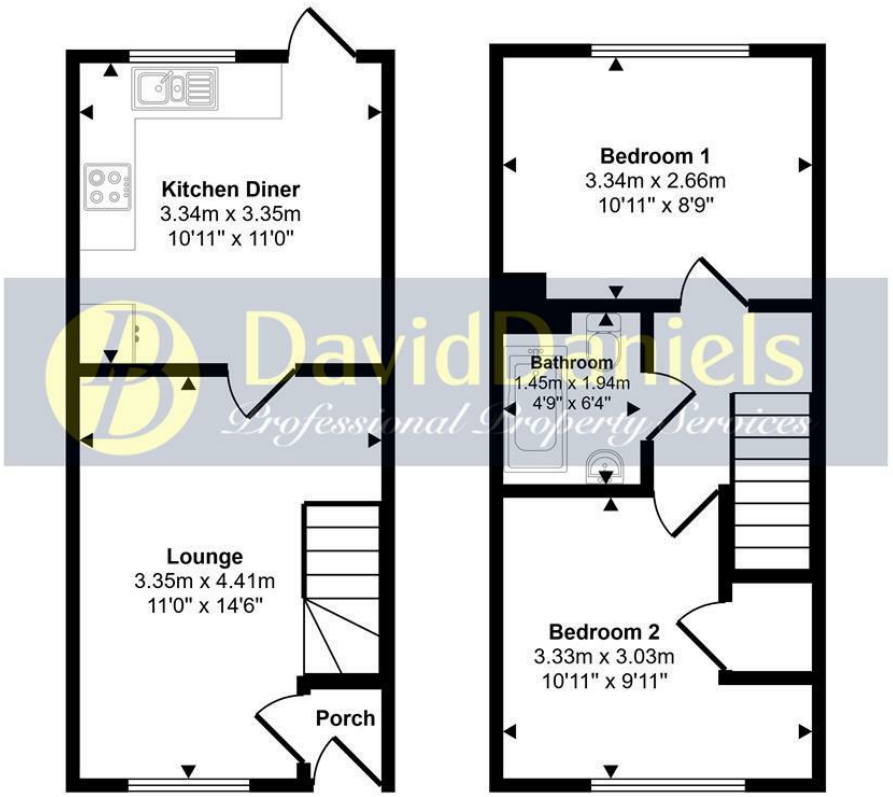
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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 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.

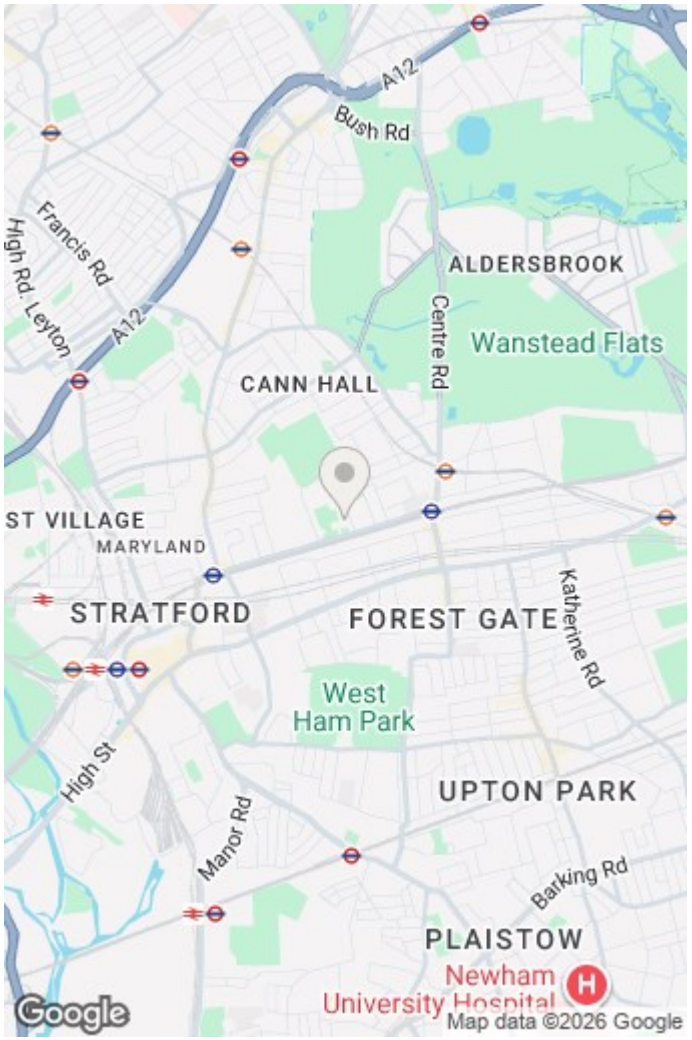
Approx Gross Internal Area
52 sq m / 556 sq ft



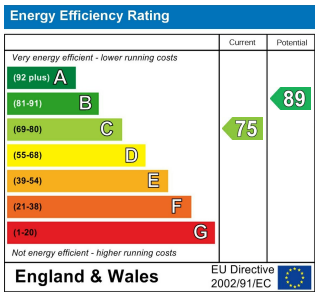
Ground Floor
Approx 26 sq m / 277 sq ft

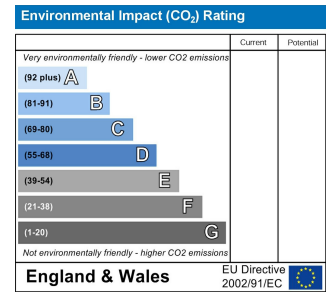
First Floor
Approx 26 sq m / 279 sq ft

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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The Property Ombudsman