



Emma Road, London E13 0DR

Exquisite, Light-Filled Two Bedroom Terraced House £415,000 F/H



Nestled on the tranquil Emma Road in London, this charming terraced house offers a delightful living experience in a sought-after residential area. Spanning 734 square feet, the property features a spacious reception room that extends an impressive 21 feet, showcasing a sleek modern finish that is both stylish and inviting. The lounge seamlessly flows into a fashionable kitchen, equipped with premium Samsung appliances, and is beautifully illuminated by a roof lantern that floods the space with natural light.

The ground floor also leads to a contemporary three-piece bathroom suite, complete with a wall mounted bidet sprayer attachment. Step outside to discover a lovely paved garden measuring 25 feet, perfect for outdoor relaxation and equipped with an outdoor tap for added practicality.

Upstairs, you will find two cosy double bedrooms, each adorned with neutral decor and a charming paneled feature wall, complemented by soft carpeting that adds warmth to the space. The rendered fronting of the house enhances its curb appeal.

Conveniently located, this property is just a short walk from Plaistow Station, providing excellent transport links, as well as various bus routes for easy commuting. Additionally, the nearby Memorial Recreational Ground offers green spaces for leisurely strolls and outdoor activities. On-street parking is available, subject to obtaining a permit from the council.

This beautiful home on Emma Road is an ideal choice for those seeking a blend of modern living and a peaceful neighbourhood. Don't miss the opportunity to make this delightful property your own.

Entrance Via
partially glazed door to:

Lounge



double glazed window to front elevation - cupboard housing consumer unit and electric meter - stairs ascending to first floor - two radiators - power points - understairs storage

cupboard housing gas meter - wood effect floor covering - opening to:



Kitchen



roof lantern - cupboard housing Main boiler - range of eye and base level units incorporating a sink with Appaso mixer taps and drainer - built in Samsung oven with four point Samsung gas hob and Samsung extractor fan over - integrated Hoover washer/ dryer - integrated Candy fridge/freezer - integrated

Samsung microwave - tiled splash backs - radiator - power points - wood effect floor covering - double glazed door to rear garden - door to:

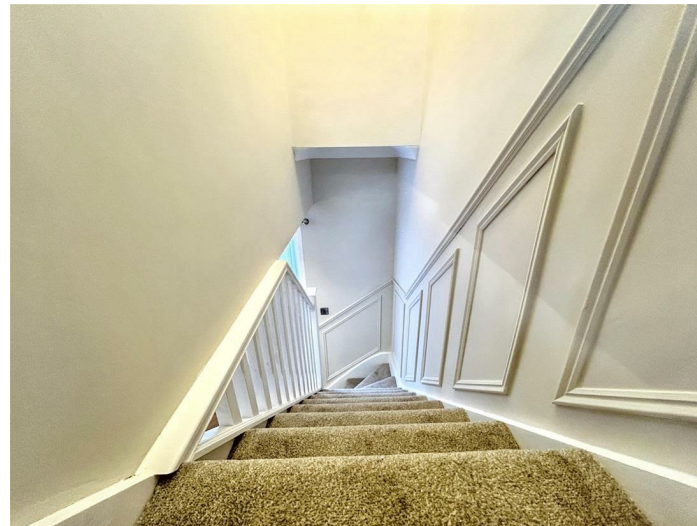


Bathroom



obscure double glazed window to side elevation - wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - wall mounted wash basin - low flush w/c - wall mounted bidet sprayer attachment - tiled walls - heated towel rail - tiled floor covering.

First Floor Landing



carpet to remain - doors to:

Bedroom Two



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



Bedroom One



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



Garden 25'0" x 14'0" (7.64 x 4.29)



paved - wall mounted outside tap.



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 & O2: 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.
Three & 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 (20.06.2002) Two Deeds of Covenant one dated 28 February 1867 and the other dated 24 June 1869 and both made between (1) the Several persons whose seals were set in the respective Schedule thereto and (2) The Estates Development Company Limited contains restrictive covenants but neither the original Deeds nor certified copies or examined abstracts thereof were produced on first registration.

1 The following are details of the covenants contained in the Conveyance dated 9 July 1889 referred to in the Charges Register:- "And the purchaser hereby covenants for himself his heirs executors administrators and assigns to and with the vendor his heirs and assigns that the purchaser his heirs and assigns will from time to time and at all times hereafter observe perform and comply with all such of the said covenants and stipulations contained in the said two deeds of Covenant dated respectively the twenty eighth day of February One thousand eight hundred and sixty seven and the twenty fourth day of June one thousand eight hundred and sixty nine as relate to the said hereditaments hereby conveyed or any part thereof as also the stipulations and conditions contained in the Schedule of these presents

THE FIRST SCHEDULE before referred to

The purchaser shall maintain the boundary fences next the road and on the sides and rear of the property
The Purchaser shall maintain in good repair the footway and roadways and sewers opposite or adjoining the said land until the same be taken by the local authorities
No building on the land shall be erected or used as a shop workshop warehouse or factory and no trade business or manufacture shall be carried on nor any operative machinery be placed or fixed thereon.
No house or building of less value than two hundred pounds of detached or one hundred and fifty pounds if not detached exclusive to stabling shall be hereafter built on the land In calculating the value of any house or building it shall be taken to be the amount of the net first cost in labour and materials alone and to be estimated by the Surveyor of the Vendors having regard to the current prices for the time being
No temporary building of any kind shall be erected on any part of the land except work shops to be used only for the works incidental to the erections of the buildings thereon
No hut shed caravan on wheels or chattel adapted or intended for the use of a dwellinghouse or sleeping apartment shall be erected made or placed or used or allowed to remain on the land and the
Vendors or the owner or owners of any other plots on the said estate may remove and dispose of any such erection or other thing and for that purpose may break fences and forcibly enter any land upon which a breach of these stipulations shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.

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.

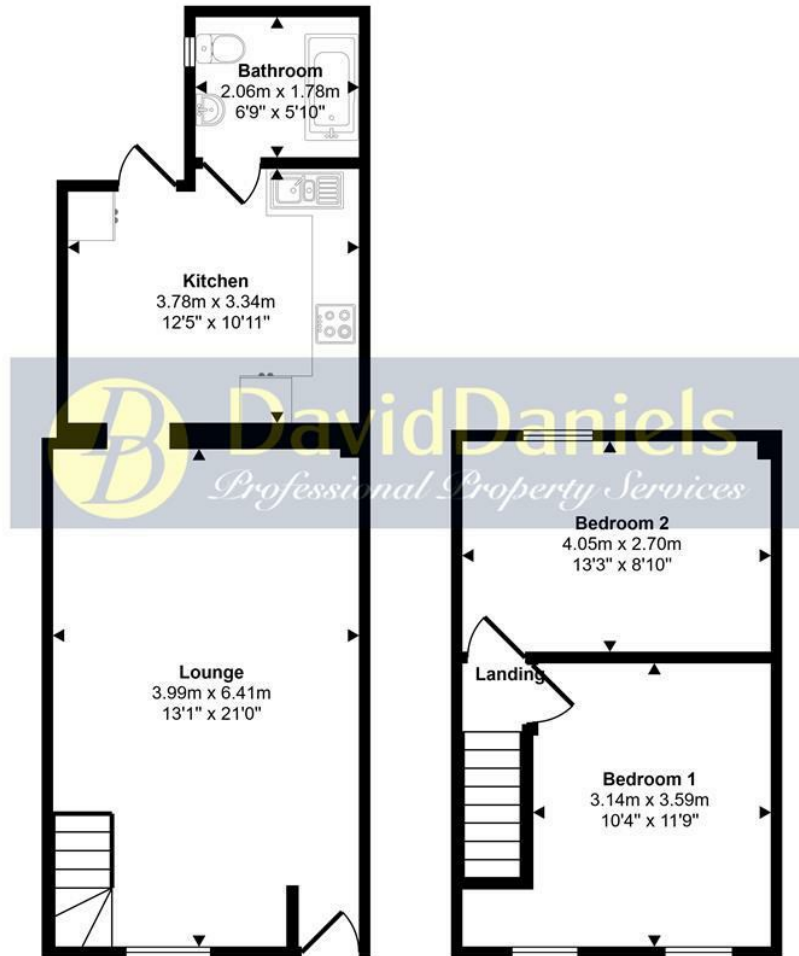
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.

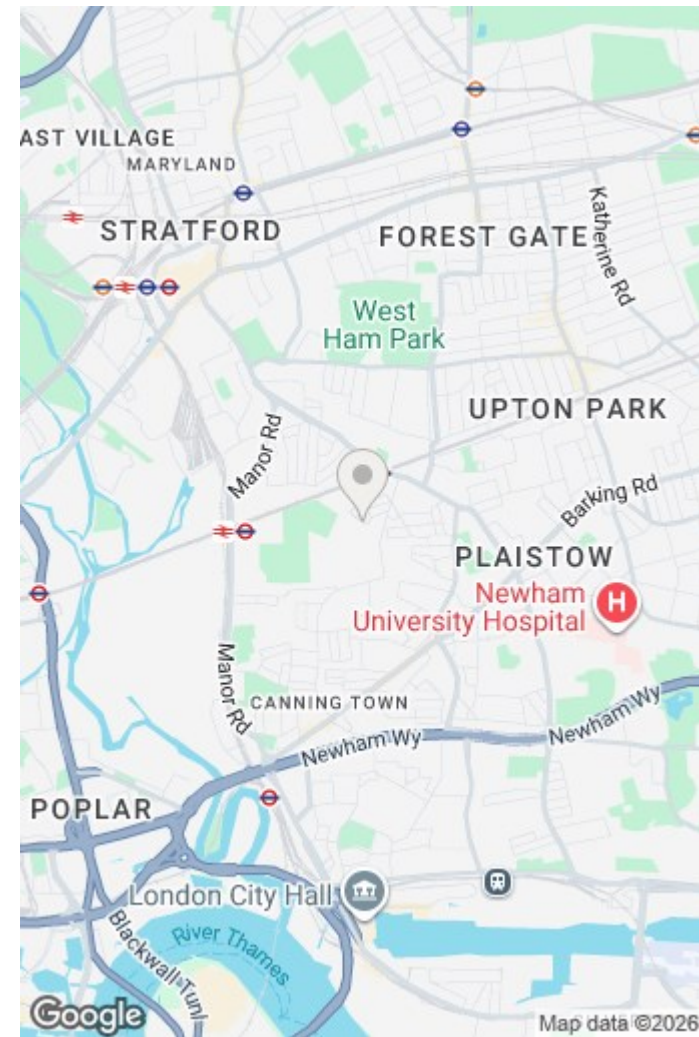
Approx Gross Internal Area
68 sq m / 734 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft

First Floor
Approx 26 sq m / 279 sq ft

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			
		74	82
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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