



**Arundel Close Stratford E15 1UH**  
**Three Bedroom, Two Reception House With First Floor Bathroom & Off Street Parking £570,000 F/H**



Nestled in the tranquil Arundel Close, this charming mid-terraced house offers a delightful blend of comfort and convenience. Boasting three bedrooms, this property is perfect for families or those seeking extra room for guests or a home office. The two reception rooms provide ample space for relaxation and entertaining, ensuring that you can host gatherings with ease.

The heart of the home features an inviting layout that flows seamlessly, leading to an 11-metre rear garden. This outdoor space is a true gem, complete with shared side access and a small brick shed, ideal for storage. The first-floor family bathroom is well-appointed, catering to the needs of the household.

Situated on a quiet, tree-lined cul-de-sac, this property enjoys a peaceful setting while still being conveniently located for local amenities. Off-street parking on the driveway adds to the appeal, making it easy for you and your guests to come and go without the hassle of searching for a space.

With its desirable location and generous space, it presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

**Entrance Via**  
front door to:

**Hallway**  
stairs ascending to first floor - storage cupboard housing electric meter and consumer unit - radiator - power points - wood effect floor covering - doors to:

**Lounge**



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

**Kitchen**



double glazed window to rear elevation - cupboard housing Main boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - space and plumbing for

washing machine - space for fridge/freezer - tiled splash backs  
- power points - tiled effect floor covering - doors to:

### Dining Room



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

### Hallway

double glazed window to side elevation - double glazed door to rear garden - door to:

### W/C



low flush w/c - wall mounted wash basin.

### First Floor Landing

access to loft - storage cupboard - power point - carpet to remain - doors to:

### Bathroom



obscure double glazed window to rear elevation - wall mounted extractor fan - three piece suite comprising of a shower cubicle - pedestal wash basin - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

### Bedroom 2



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

### Bedroom 1



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



### Bedroom 3



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

### Rear Garden



shared side access - mainly laid to lawn - brick shed.



### Additional Information:

Council Tax London Borough of Waltham Forest Band C.

Parking: Off Street Parking Space, a permit can also be acquired from the local authority which is subject to an emissions based charge.

An Ofcom online search shows that there is the following coverage via the following mobile networks:  
EE: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.  
Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.  
O2: Indoor voice coverage likely and data coverage limited. Outdoor voice and data coverage likely.  
Vodafone: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

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 15 May 2000 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the Transfer and the easements and rights specified in Paragraph 2 of Schedule 6 of the said Act.

The Transfer dated 15 May 2000 referred to above contains a provision as to boundary structures. Such part of the land in this title as may be affected thereby is subject to the restrictive covenants imposed thereon prior to registration of the freehold estate on 1 May 1954 so far as the same are enforceable.

A Transfer of the land in this title dated 15 May 2000 made between (1) The Mayor and Burgesses of the London Borough of Waltham Forest and (2) Iris Victoria Hawkes contains restrictive covenants.

NOTE 1: Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers 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:

Sweeney Miller Solicitors & 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.

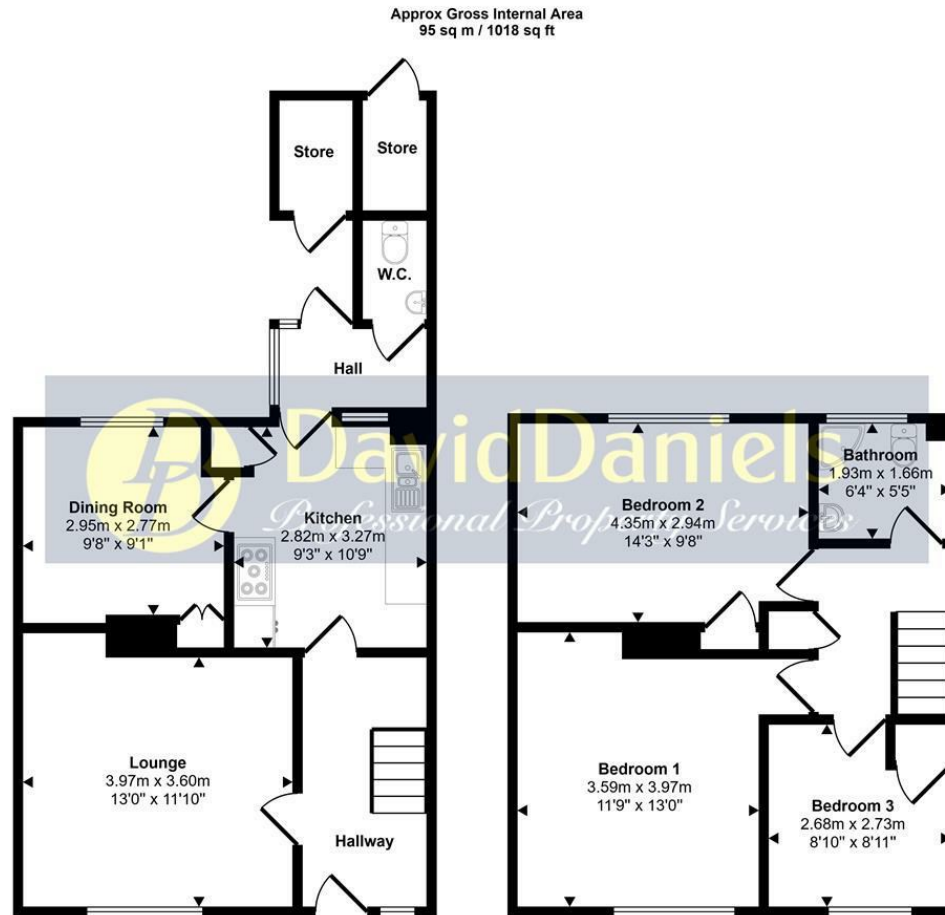
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

**Disclaimer**

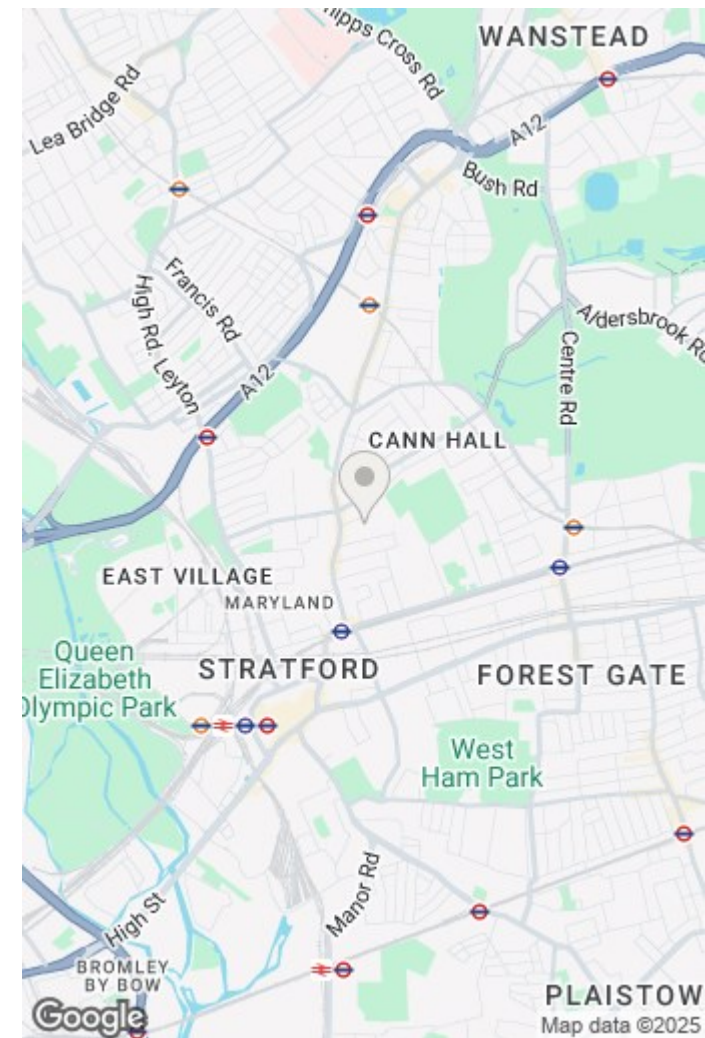
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been 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.





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                                 |                         | 87        |
| (81-91) B                                   |                         |           |
| (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 |           |