Terrace Road London E13 0LP

Spacious Three Bedroom House With Two Bathrooms Guide Price £575,000 - £600,000 F/H

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This delightful terraced house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three generously sized double bedrooms, this property is designed to accommodate modern family living with ease.

The house features three inviting reception rooms, providing ample space for relaxation and entertainment. Additionally, there are two well-appointed bathrooms, ensuring convenience for all family members. A cellar adds extra storage options, making it easy to keep your living areas clutter-free.

One of the standout features of this property is the off-street parking, allowing for secure and convenient vehicle access. The house is chain-free, simplifying the buying process and making it an attractive option for prospective homeowners.

Location is key, and this property does not disappoint. It is ideally situated within walking distance of Plaistow Station, offering excellent transport links for commuting and exploring the wider London area. Furthermore, the nearby West Ham Park provides a lovely green space for outdoor activities and relaxation.

This spacious three-bedroom house is perfect for families looking for a welcoming and practical home in a vibrant London neighbourhood. Don't miss the chance to make this property your own.

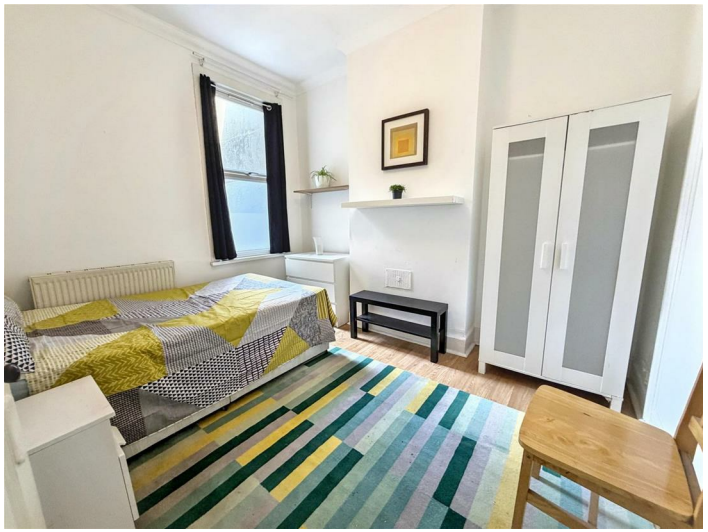
Entrance Via
partially glazed door to:

Hallway
wall mounted gas meter - stairs ascending to first floor - radiator - power points - wood effect floor covering - doors to:

Reception 1

three splay double glazed box bay window to front elevation - radiator - power points - carpet to remain.

Reception 2



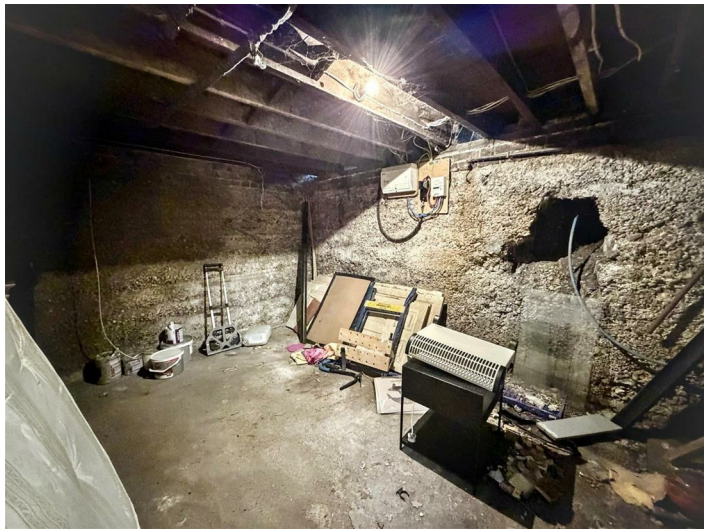
double glazed window to rear elevation - radiator - power points - wood effect floor covering.

Shower Room

obscure double glazed window to side elevation - shower cubicle - vanity sink unit - low flush w/c - tiled splash backs - tiled floor covering.

Cellar

electric meter and consumer unit.



Dining Room

three splay double glazed bay window to side elevation - radiator - power points - wood effect floor covering - opening to:

Kitchen

double glazed window to rear elevation - range of eye and base level units incorporating a sink with mixer tap and drainer - built in oven with four point hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - tiled floor covering - double glazed door to rear garden.

First Floor Landing

access to loft - power points - carpet to remain - doors to:

Bedroom 1

three splay double glazed box bay window to front elevation - double glazed window to front elevation - vanity sink unit - radiator - power points - carpet to remain.

Bedroom 3

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

Bathroom

obscure double glazed window to side elevation - three piece suite comprising of a panel enclosed bath with tap to shower attachment - vanity sink unit - low flush w/c - tiled splash backs - radiator - tiled floor covering.

Bedroom 2

double glazed windows to side and rear elevations - shower cubicle - vanity sink unit - two radiators - power points - carpet to remain.

Rear Garden
20'6" (6.26m)

partially shingled with remainder paved - cupboard housing Main boiler.

Additional Information:
Council Tax London Borough of Newham Band D

Parking: Off Street parking for one car, a permit can also be acquired from the local council for street parking.

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 in a typical home, as well as outdoors.
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.

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.

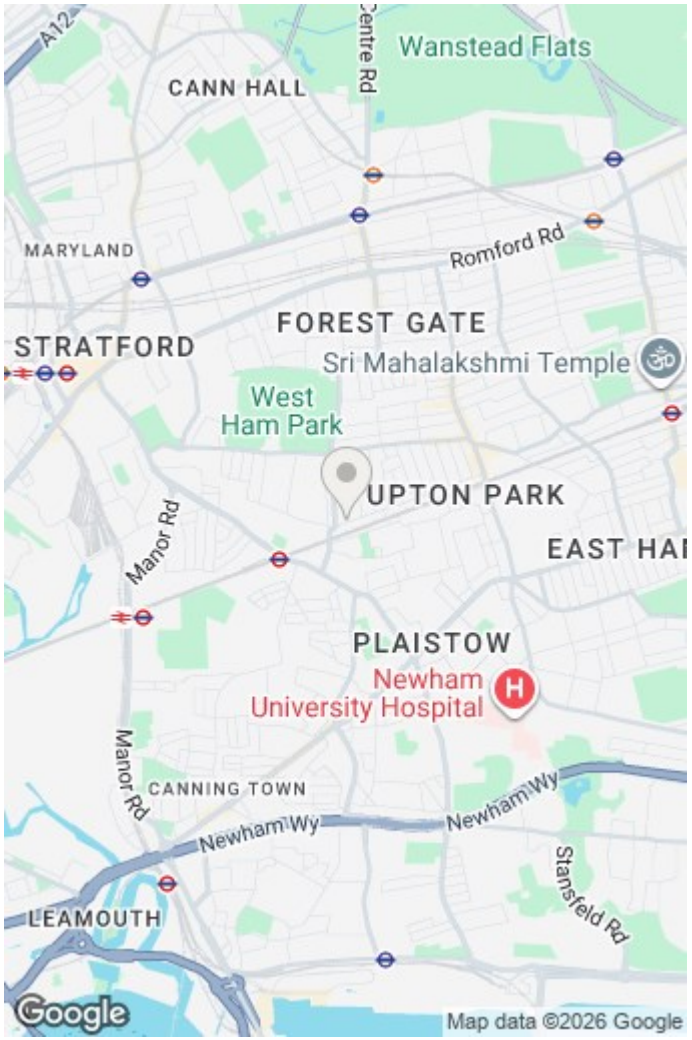
Approx Gross Internal Area
139 sq m / 1499 sq ft

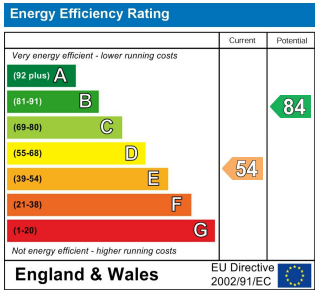
Cellar
Approx 28 sq m / 301 sq ft

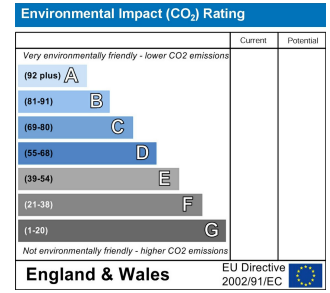
Ground Floor
Approx 55 sq m / 587 sq ft

First Floor
Approx 57 sq m / 610 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.







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.

Stratford Office:
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA
Telephone: 020 8555 3521