



**Broxbourne Road Forest Gate E7 0AL**

**Two Bedroom House With Through Lounge & 34 Foot Garden Guide Price £510,000 - £520,000 F/H**



Guide Price £510,000 - £520,000

Nestled on Broxbourne Road in the vibrant area of Forest Gate, this charming two-bedroom mid-terraced house presents an excellent opportunity for both families and investors alike. The property boasts a through lounge, providing ample space for relaxation and entertaining. The ground floor features a well-appointed family bathroom.

One of the standout features of this home is the generous 34-foot rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The property is ideally located just a short stroll from the picturesque Wanstead Flats and Jubilee Pond, offering a delightful escape into nature right on your doorstep.

Being sold chain-free, this house is ready for new owners to make it their own. It offers a fantastic chance for families to personalise their living space, while also presenting a viable investment opportunity with a potential rental income of £22,500 per annum.

Please note the photographs were taken prior to the current tenants occupation.

**Entrance Via**  
double glazed front door to porch - partially glazed door to:  
**Lounge/Diner**



double glazed three splay bay window to front elevation -  
double glazed window to rear elevation - stairs ascending to  
first floor - storage cupboard housing electric meter and  
consumer unit - cupboard housing boiler - two radiators -  
power points - carpet to remain - opening to Kitchen:



**Kitchen**



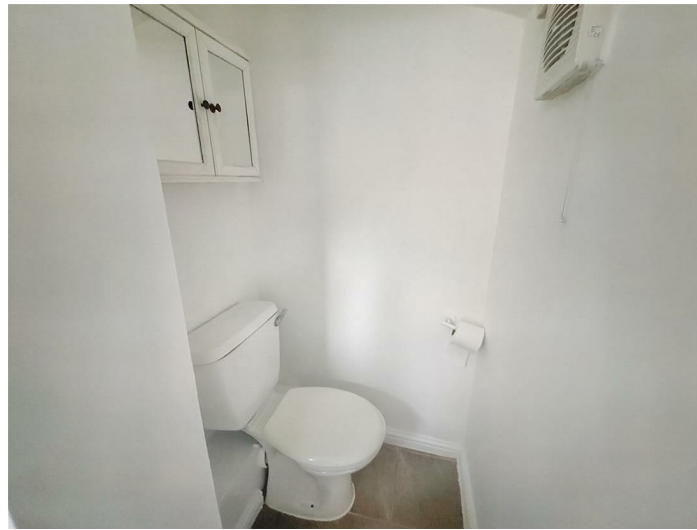
double glazed window to side elevation - range of eye and base  
level units incorporating a stainless steel sink with mixer taps  
and drainer - built in oven with four point gas hob and  
extractor fan over - space and plumbing for washing machine -  
space for fridge/freezer - tiled splash backs -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



**Bathroom**



obscure double glazed window to rear elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal washbasin - low flush w/c - tiled splash backs - radiator - tiled floor covering.



**First Floor Landing**

carpet to remain - doors to:

**Bedroom One**



two double glazed windows to front elevation - access to loft - built in wardrobe - radiator - power points - carpet to remain.



**Bedroom Two**



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

## Rear Garden 34'4" (10.48m )



### Additional Information:

Council Tax London Borough of Waltham Forest 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: There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

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. (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:

A Conveyance dated 25 March 1876 made between (1) John Manby Colegrave (2) Catherine Ann Sarah Colegrave (3) Edward Saffrey and (4) Artizans Labourers and General Dwellings Company Limited contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

A Conveyance dated 24 July 1889 made between (1) Imperial Property Investment Company Limited and (2) Trustees of the Hearts of Oak Benefit Society contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

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.

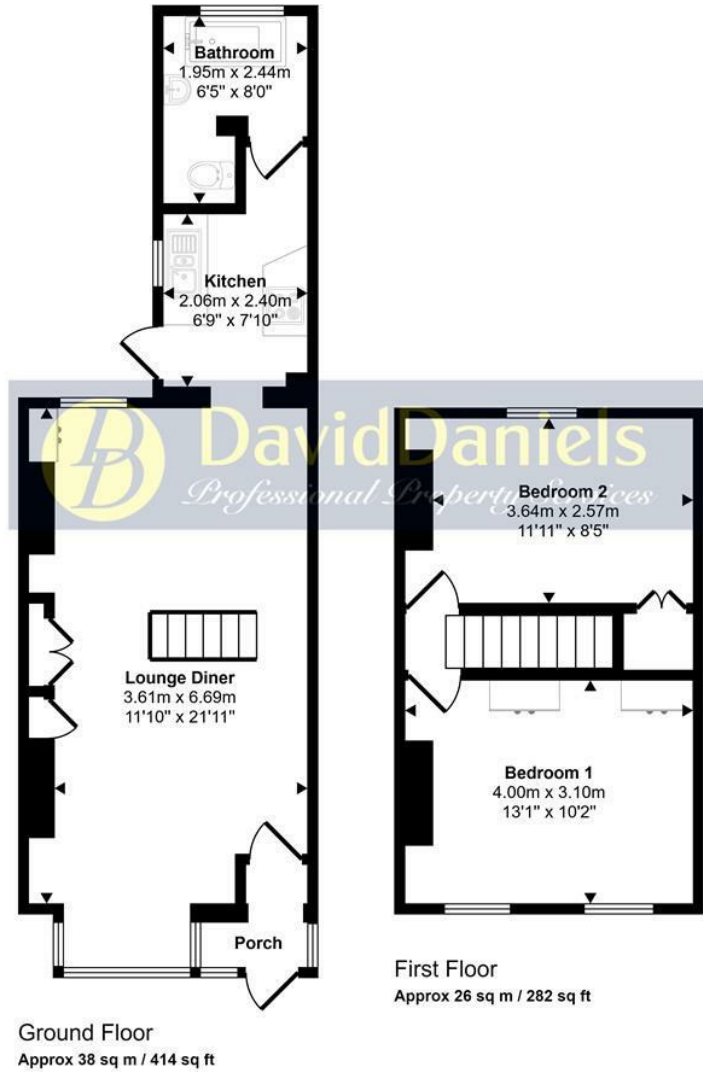
Please get in touch should you require a quotation and we will be pleased to organise this for you.

### Disclaimer

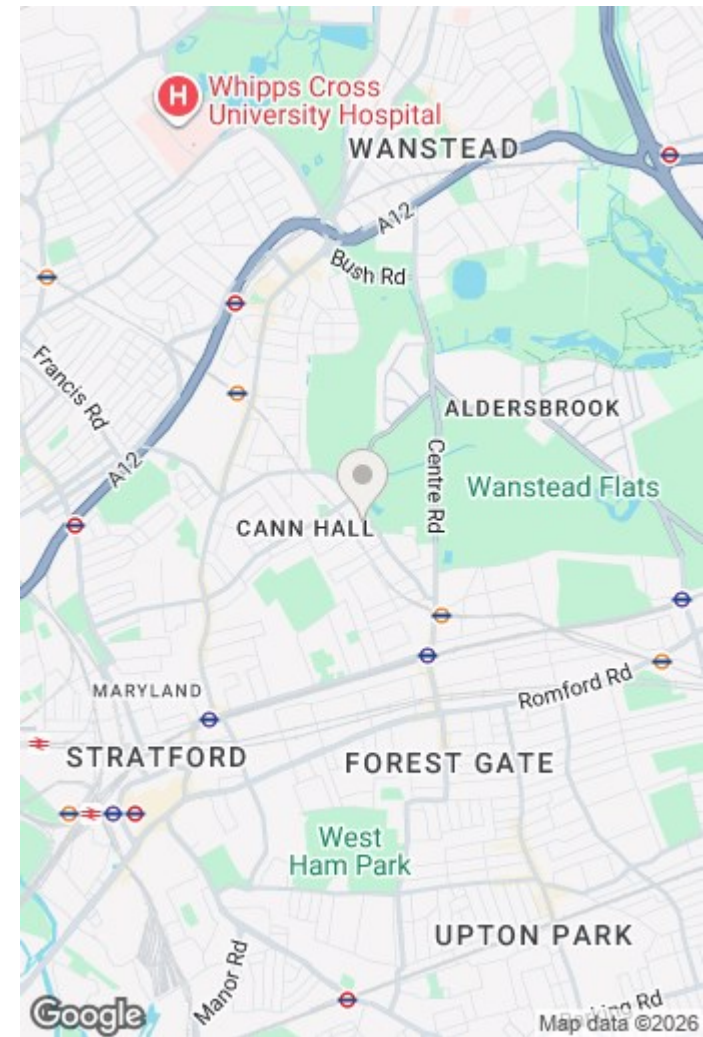
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted,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



Approx Gross Internal Area  
65 sq m / 696 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			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(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	

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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