



Downsell Road London E15 2BU

Two Bedroom House With 3 Reception Rooms, Ground Floor Bathroom & 1st Floor W/C £600,000 F/H



Nestled in the sought-after area of Downsell Road, London, this charming mid-terraced house offers a delightful blend of comfort and potential. Spanning an impressive 899 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for families.

Upon entering, you are greeted by three inviting reception rooms that provide ample space. The ground floor also boasts a convenient bathroom, while the first floor includes a separate W/C, enhancing the practicality of the home. The layout is thoughtfully designed to maximise both space and functionality.

The location is particularly advantageous, with Leyton Station just a short distance away, ensuring excellent transport links for commuting and exploring the vibrant city. Additionally, the renowned Queen Elizabeth Olympic Park and the expansive Westfield shopping centre are easily accessible, offering a wealth of leisure and retail options.

This property not only serves as a comfortable family home but also presents excellent potential for extension, subject to the usual planning consents.



Entrance Via
double glazed front door to:

Hallway
stairs ascending to first floor - cupboard housing electric meter and consumer unit - power point - carpet to remain - doors to:

Reception 1



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

Reception 2



radiator - power points - wood effect floor covering - door to:

Dining Room



radiator - power points - wood effect floor covering - door to bathroom - opening to:



Kitchen



double glazed window to rear garden - wall mounted main boiler - 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 - tiled splash backs - power points - wood effect floor covering - double glazed door to rear garden.

Bathroom



ceiling mounted extractor fan - obscure double glazed window to rear elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled walls - radiator - tiled floor covering.

First Floor Landing

double glazed window to rear elevation - access to loft - carpet to remain - doors to:

Bedroom 1



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

Bedroom 2 (L-Shape)



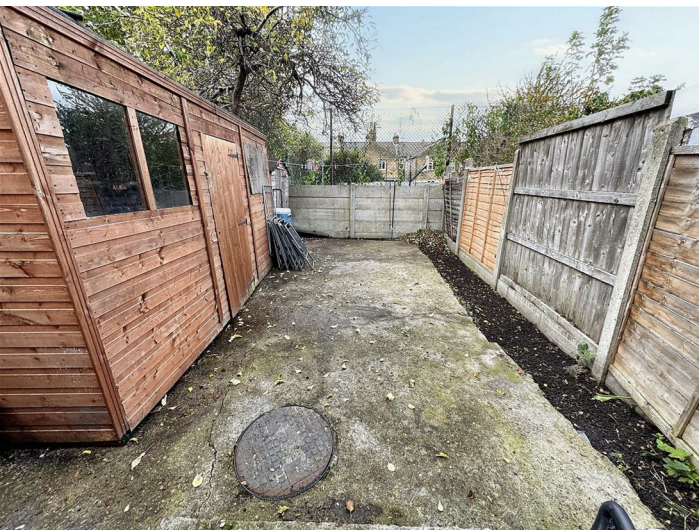
double glazed window to rear elevation - radiator - power points - carpet to remain.

W/C



low flush w/c - wall mounted wash basin - tiled splash backs - tiled floor covering.

Rear Garden
25'11" (7.92m)



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 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 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: The land is subject to the following rights reserved and mentioned in a Conveyance of the land in this title dated 6 February 1935 made between (1) Thomas Frederick Pearson (Vendor) and (2) Sarah Hodgson (Purchaser):- Subject to all such rights easements or quasi easements as were enjoyed thereover by the Vendor and the owners and occupiers of the adjoining property immediately prior to the sale to the Purchaser of the property thereby conveyed.

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.

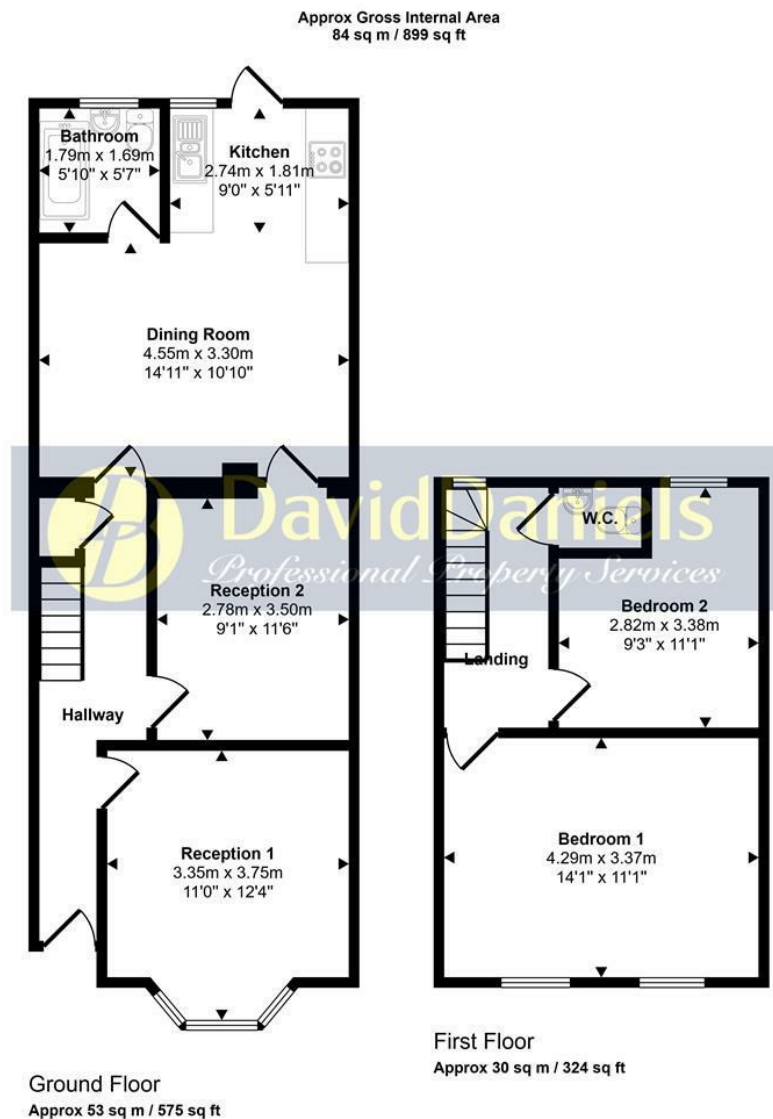
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

Disclaimer

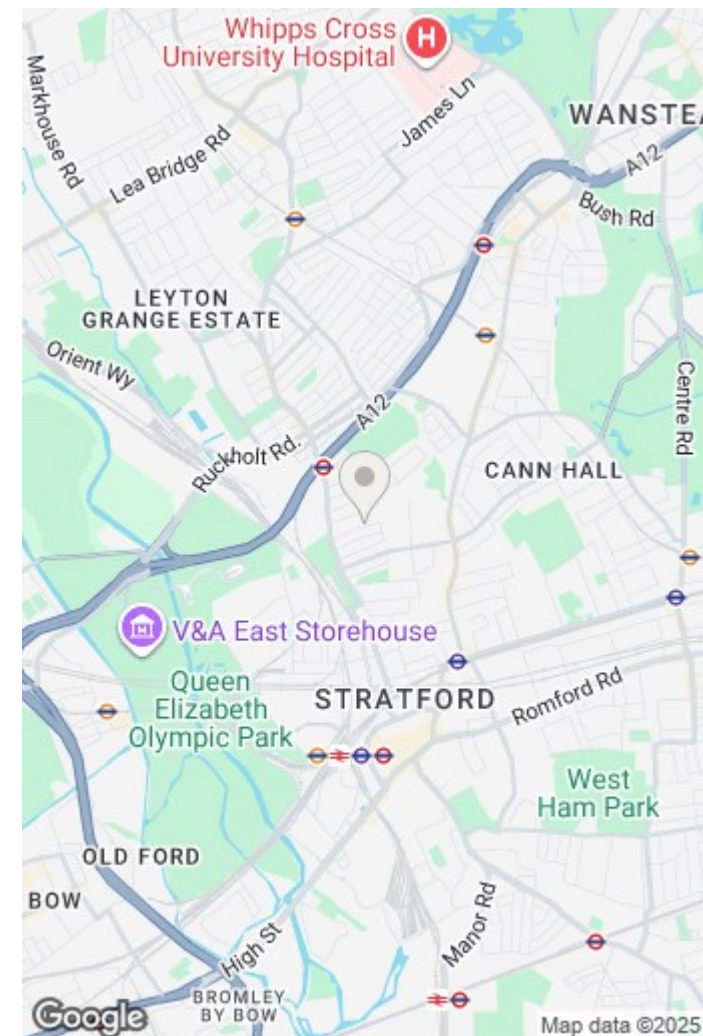
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been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





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.

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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	82 64
	EU Directive 2002/91/EC
	England & Wales

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	
	EU Directive 2002/91/EC
	England & Wales