



Faringford Road London E15 4DF

Beautifully Presented Three Bedroom House Guide Price £625,000 - £650,000 F/H



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Nestled on the charming Faringford Road in Stratford, this beautifully presented terraced house offers a rare opportunity for discerning buyers. Spanning an impressive 909 square feet, the property has been thoughtfully improved and extended by the current owners, ensuring a modern and inviting living space.

As you approach the home, you are welcomed by an attractive brick-fronted façade that sets the tone for what lies within. Upon entering, a welcoming entrance hall leads through to a spacious lounge, which seamlessly flows into a contemporary kitchen/diner. This area is a true highlight, featuring a stylish kitchen island and premium integrated appliances, perfect for both cooking and entertaining. Bifold doors open onto a beautifully presented, low-maintenance rear garden, which also benefits from rear access, making it an ideal space for outdoor relaxation. Additionally, a convenient ground floor W/C enhances the practicality of the layout.

The first floor comprises two well-proportioned bedrooms, alongside a modern four-piece family bathroom suite that caters to all your needs. Ascending to the second floor, you will discover the master bedroom, which boasts dual aspect windows, flooding the space with natural light and ample storage to the eaves.

This property is ideally situated within easy reach of Stratford Station, the bustling Westfield shopping centre, and the expansive Queen Elizabeth Olympic Park, providing a perfect blend of convenience and leisure. With its turn-key condition, this home is ready for you to move in and enjoy, making it an ideal choice for families seeking a comfortable and stylish residence in a vibrant area.

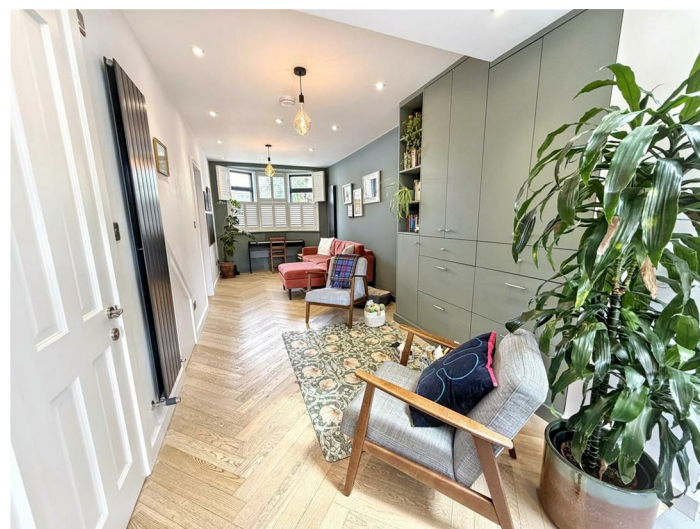
#### Entrance Via

partially glazed door to:

#### Hallway

cupboard housing electric meter - stairs ascending to first floor - radiator - tiled floor covering - sliding door to:

#### Lounge



double glazed three splay bay window to front elevation with wooden shutters - two vertical radiators - under stairs storage cupboard housing consumer unit - bespoke built in storage - power points - engineered hardwood floor covering - door to W/C - opening to:



W/C



**Kitchen/Diner**



low flush w/c - wall mounted wash basin - engineered hardwood floor covering.

**First Floor Landing**

stairs ascending to second floor - power points - carpet to remain - doors to:

**Bedroom 2**



two skylight windows with electric blinds - range of eye and base level units incorporating a one and a half bowl sink with mixer tap - built in Bosch Oven & Microwave - Integrated Bosch fridge/freezer - integrated Bosch dishwasher - integrated John Lewis washing machine - kitchen island with integrated four point induction hob with downdraft extractor - cupboard housing Worcester boiler - two vertical radiators - tiled splash backs - power points - tiled floor covering - bifold door to rear garden.

double glazed windows to front elevation with wooden shutters - built in wardrobe - radiator - power points - carpet to remain.



**Bathroom**

**Bedroom 3**

**Second Floor Landing**

double glazed window to rear elevation - carpet to remain - door to:



**Bedroom 1**

Obscure double glazed window - ceiling mounted extractor fan - four piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - walk in shower cubicle with rainfall shower and handheld shower - vanity sink unit with mixer tap - low flush w/c - wall mounted shaver point - tiled splash backs - heated towel rail - tiled floor covering.

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



double glazed window to rear elevation - two Velux skylight windows with integrated black out blinds to front elevation - vertical radiator - storage to the eaves - power points - carpet to remain.



**Rear Garden**  
**8'8" x 12'8" (2.66m x 3.88m )**



paved - outside socket and tap - gate offering rear access.

**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, 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.

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.

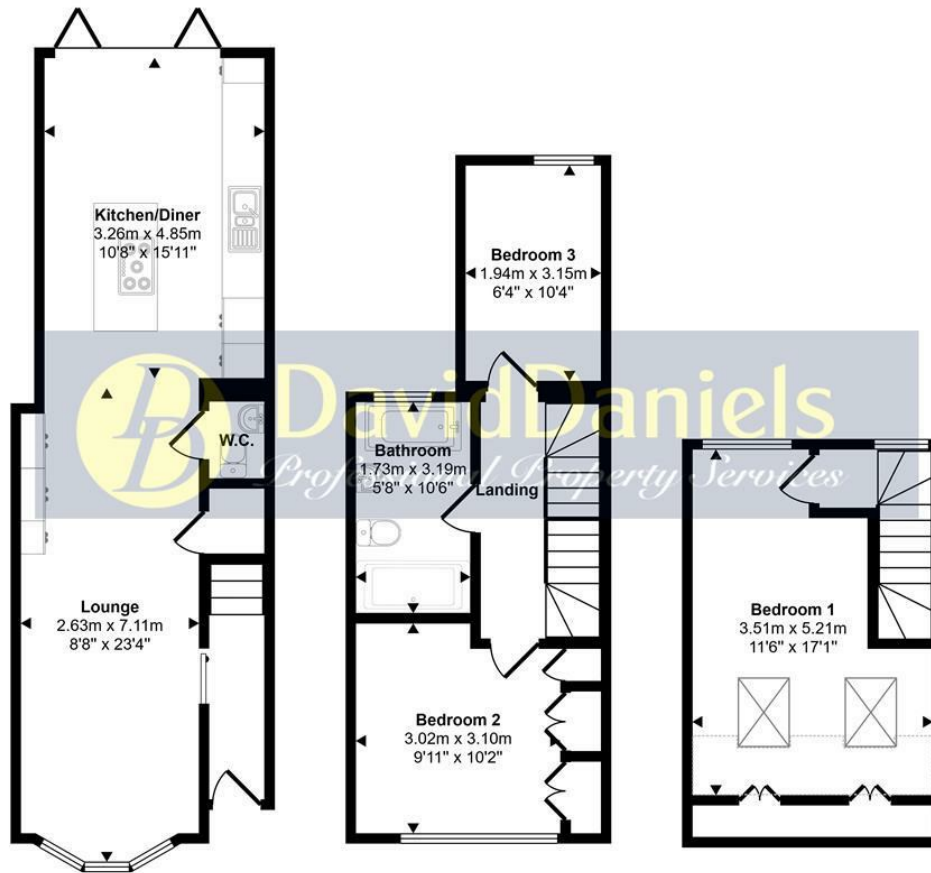
As part of our legal obligations under the Money Laundering

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**

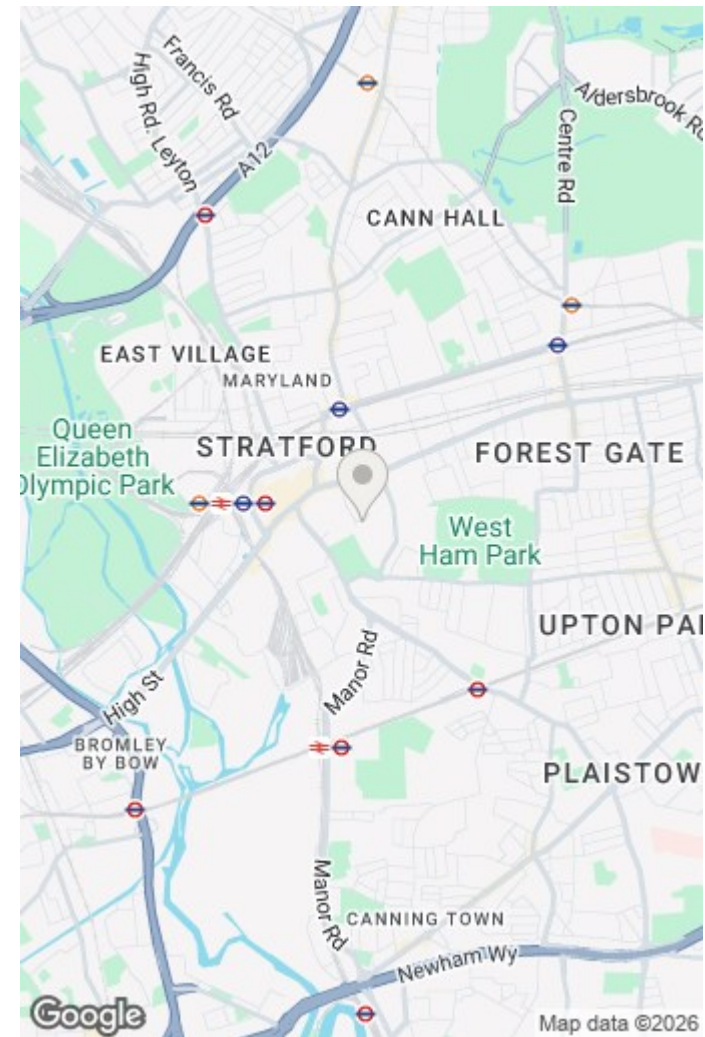
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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  
84 sq m / 909 sq ft



☐ Denotes head height below 1.5m

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		75	81
(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	

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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