



Morley Road London E15 3HG

**Well Presented Two Bedroom House With First Floor Bathroom £500,000 F/H**



Nestled on Morley Road in the vibrant area of Stratford, London, this well-presented two-bedroom mid-terraced house offers a delightful blend of comfort and convenience. Spanning an impressive 874 square feet, the property features two spacious reception rooms, perfect for both relaxation and entertaining. The ground floor also includes a convenient W.C., enhancing the practicality of the home.

On the first floor, you will find a four-piece family bathroom, designed to cater to all your needs. The two bedrooms are generously sized, providing ample space for family living or guest accommodation.

Featuring a 29-foot rear garden, an ideal space for outdoor activities or gardening. This outdoor area is perfect for families, offering a safe and enjoyable environment for children to play.

The location is particularly advantageous, as the house is situated within a short walk of Plaistow station, ensuring easy access to public transport for commuting or exploring the wider London area. Additionally, West Ham Park is easily accessible, providing a lovely green space for leisurely strolls or family picnics.

This charming terraced house is an excellent opportunity for those seeking a family home in a well-connected and lively neighbourhood. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.

#### Entrance Via

double glazed door to:

#### Hallway

wall mounted consumer unit and electric meter - stairs ascending to first floor - radiator - tiled floor covering - doors to:

#### Reception 1



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

#### Reception 2



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

## Kitchen



double glazed window to side elevation - wall mounted ideal boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - gas cooker point - space and plumbing for washing machine - tiled splash backs - power points - tiled floor covering - cupboard housing gas meter - opening to:



## Hall

double glazed window to side and rear elevations - power point - tiled floor covering - double glazed door to rear garden - door to:

## W/C

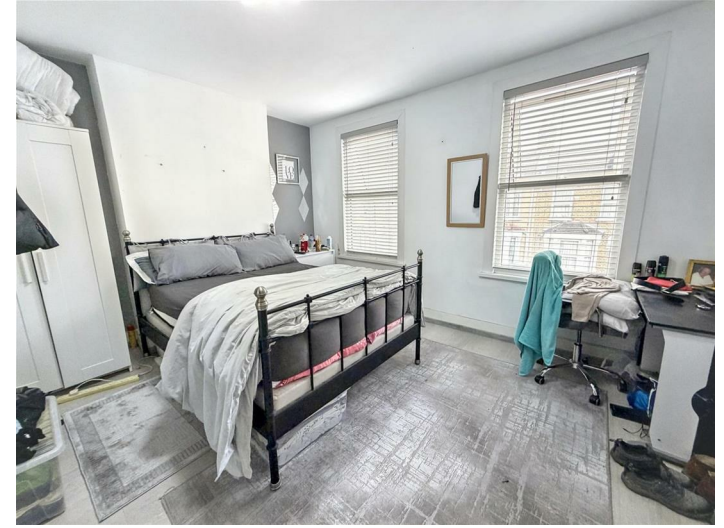


obscure double glazed window to rear elevation - low flush w/c - wall mounted wash basin - tiled floor covering.

## First Floor Landing

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

## Bedroom 1



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

## Bedroom 2



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

## Bathroom



obscure double glazed window to rear elevation - four piece suite comprising of a panel enclosed bath with mixer taps and shower over - shower cubicle - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

## Rear Garden 29'11" (9.12m)



## 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: 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 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.

The title register states the following:

The following are details of the covenants contained in the Conveyance dated 5 July 1899 referred to in the Charges Register:- QUALIFIED COVENANT by the Vendors and Purchasers respectively to observe and perform the said stipulations Proviso that the Vendors might at any time in their discretion waive or alter said stipulations  
SECOND SCHEDULE STIPULATIONS RELATING TO LOTS 1 to 2.

1. FENCES. Each Purchaser is forthwith to make and afterwards to maintain a good and sufficient fence next the road and on the side of his Lot marked T within the boundary. No fence shall be erected more than four feet six inches high in front of the building line or more than six feet high behind the building line

2. BUILDING LINES. Nothing is to be erected within six feet of any road except fences and flank walls to corner plots

3. DESCRIPTION OF BUILDINGS. Private dwelling houses only with such out-buildings stables or other erections as the Vendors may be writing approve shall be erected. No house or other buildings shall be erected until the elevations have been submitted to and approved of by the Vendors

4. VALUE OF BUILDINGS. No house shall be erected of less value than £150. The value of a house is the amount of it's net first cost in materials and labour of construction only estimated at the lowest current prices

5. TRADES ETC. PROHIBITED. No building shall be erected or used as a shop or workshop Warehouse Factory School Hospital or Public Insitution and no trade or manufacture shall be carried on nor shall any operative machinery be fixed or placed upon any lot. No hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment nor any shows booths swings roundabouts or hoarding (except for building purposes) or advertising station shall be erected made placed or used or be allowed to remain upon any lot. And the Vendors or the owner or owners of any of the lots to which these stipulations relate may remove and dispose of any such erection or other thing and for that purpose may enter any land upon which breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto

6. ROADS ETC. Vernon Road Harcourt Road Morley Road Corporation Street and so much of Holbrook Road as lies to the south of Bull Road are public highways and each lot abutting on either of the said roads or street includes the soil of half the way to the extent of its abuttal thereon. Nevertheless as between themselves and the purchaser the Vendors reserve the right to form and make any of the roads at such levels such gradients and in such manner as they may approve and for that purpose to make cuttings or embankments upon any lot and deposit thereon or remove and dispose of any surplus earth or to make sewers or drains in any highway or to repair any such works. No Purchaser shall obstruct the passage of other owners or the public by the deposit of any materials on the road or footpath in front of his lot or remove or disturb the soil or surface of any way except for the purpose of repairing the same or laying gas water or drain pipes from his lot to the mains in any of which cases the road shall be made good and the repair consolidated by the Purchaser to the satisfaction of the Vendors. Each Purchaser of a lot abutting upon either of the said roads or street shall repair the footway and his half part of the carriage way of the Road or Street upon which his

lot abuts and keep the same in good order until the Local or Public Authority shall become liable to such repair or on his default the Vendors may execute any such repair and in that case the Purchaser shall on demand repay to the Vendors all their expenditure in or about such repair or as an additional remedy in case.

NOTE: The Conveyance plan referred to was not lodged 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.

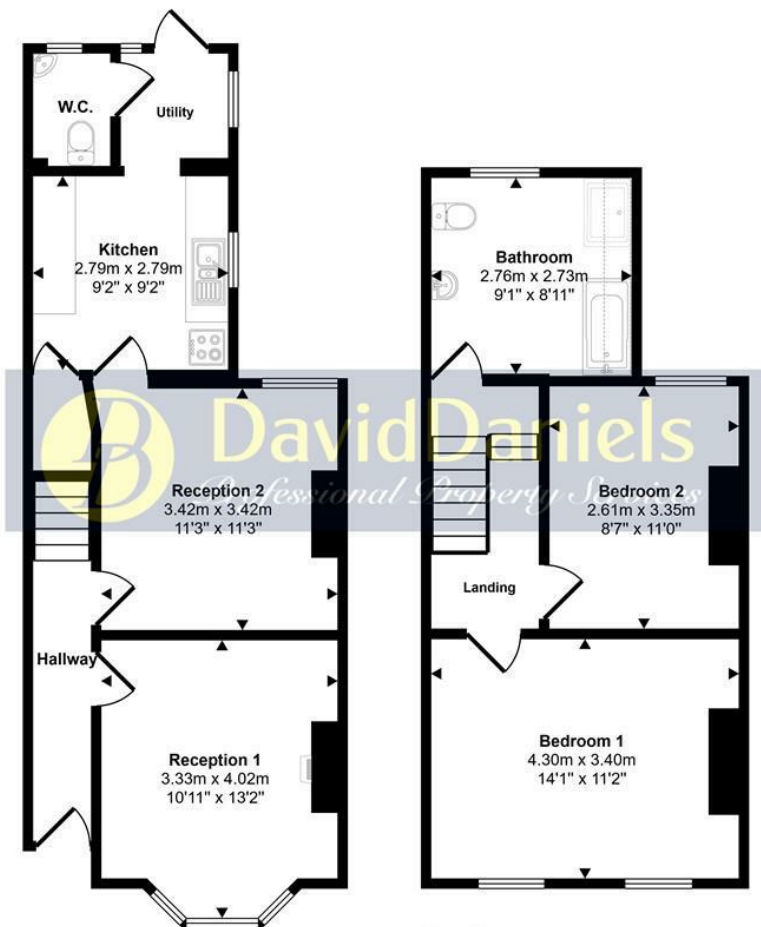
As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes verifying identity and, where applicable, source of funds. Any documentation 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  
81 sq m / 874 sq ft

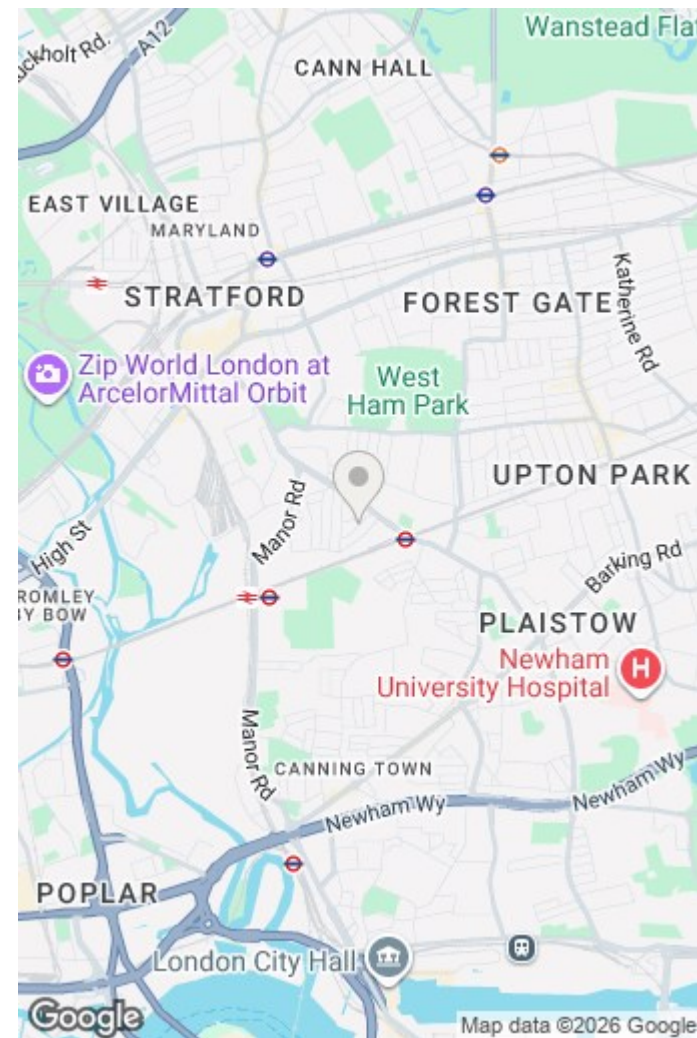


Ground Floor  
Approx 43 sq m / 461 sq ft

First Floor  
Approx 38 sq m / 414 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	80
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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