Greengate Street London E13 0BG

Spacious Three Double Bedroom House With First Floor Bathroom Offers Over £460,000 F/H

Nestled on the charming Greengate Street in London, this spacious mid-terraced house presents an excellent opportunity for those seeking a comfortable family home. Boasting an attractive brick fronted facade, the property spans an impressive 1,182 square feet, offering ample space for modern living.

Upon entering, you are greeted by two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is a generous kitchen/diner, which provides a welcoming space for family meals and gatherings. The low-maintenance rear garden, measuring 29 feet, offers a delightful outdoor retreat.

The first floor features three spacious double bedrooms, ensuring plenty of room for family or guests. A well-appointed bathroom, along with a separate w/c, adds to the convenience of this lovely home. The property is generously sized and presents excellent potential for a buyer to personalise and make their own.

Location is key, and this house does not disappoint. It is ideally situated just a short walk from the picturesque Plaistow Park, perfect for leisurely strolls or outdoor activities. Plaistow Station is easily accessible, providing excellent transport links to the wider city, while Barking Road offers a variety of shopping facilities to cater to your everyday needs.

In summary, this delightful three-bedroom house on Greengate Street is a fantastic opportunity for those looking to settle in a vibrant area of London, combining spacious living with the potential for personalisation. Don’t miss the chance to make this charming property your new home.

Entrance Via
double glazed front door to

Hallway
wall mounted electric meter and consumer unit - understairs storage cupboard housing gas meter - stairs ascending to first floor - radiator - wood effect floor covering - doors to:

Reception 1

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

Reception 2

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

Kitchen/Diner

double glazed windows to side and rear elevations - cupboard housing Baxi boiler - range of eye and base level unis 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 - tiled splash backs - power points - partially wood effect floor covering with remainder tiled floor covering - partially glazed door to rear garden.

First Floor Landing

access to loft - storage cupboard - carpet to remain - doors to:

Bedroom 1

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

Bedroom 3

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

W/C

obscure double glazed window - low flush w/c - tiled effect vinyl floor covering.

Bathroom

obscure double glazed window - panel enclosed bath with mixer tap to shower attachment - pedestal wash basin - splash backs - heated towel rail - tiled floor covering.

Bedroom 2

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

Rear Garden
29'11" (9.14m)

Additional Information:
Council Tax London Borough of Newham Band D.

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.

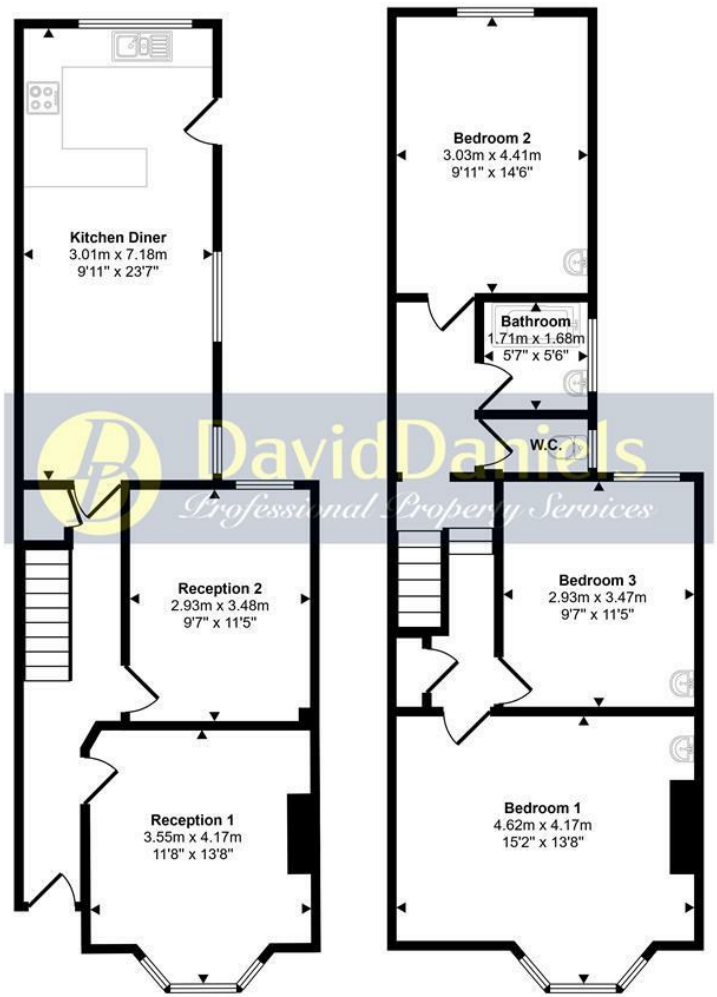
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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 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.

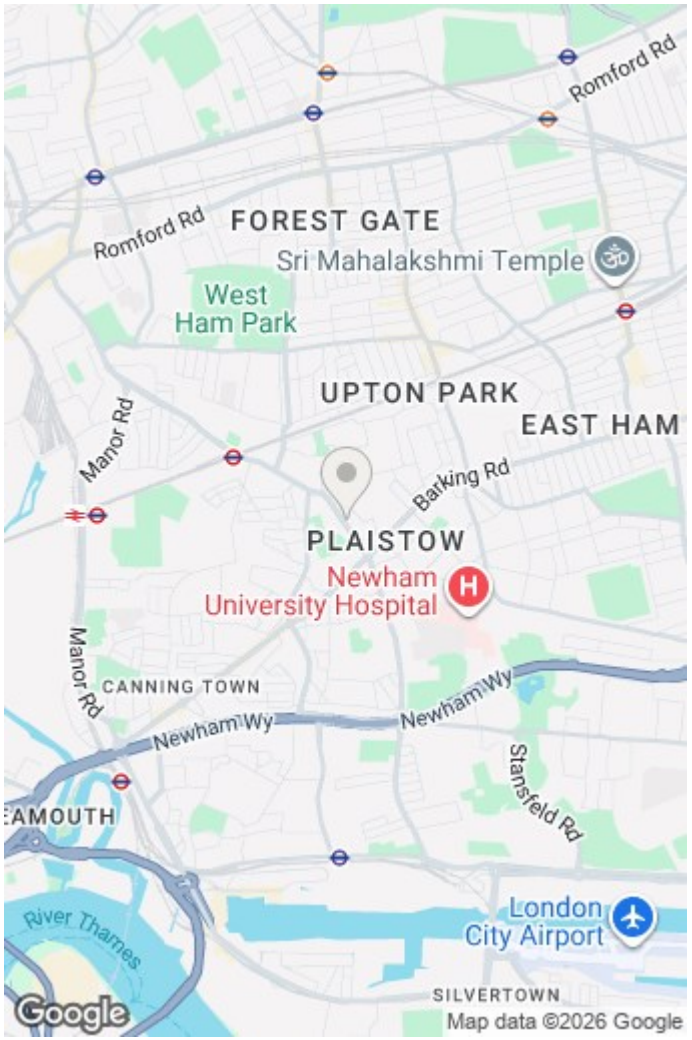
Approx Gross Internal Area
110 sq m / 1182 sq ft

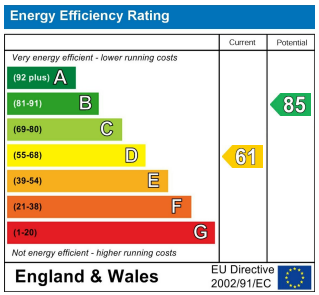


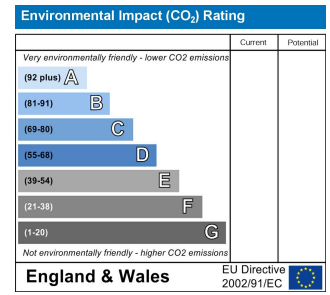
Ground Floor
Approx 53 sq m / 575 sq ft

First Floor
Approx 56 sq m / 607 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.

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The Property Ombudsman