



Sibley Grove, London E12 6SF

Stunning, Light Filled Three Bedroom Terraced House Offers In Excess Of £600,000 F/H



Beautifully renovated from top to bottom, this impressive terraced home on Sibley Grove offers an exceptional 1,446 sq. ft. of accommodation, providing an abundance of space for modern family living. Flooded with natural light throughout, the property has been thoughtfully modelled to an excellent standard, creating a bright, elegant and welcoming home.

The ground floor comprises two generous reception rooms, offering flexible living and entertaining space, alongside an impressive kitchen/dining room that truly forms the heart of the home. A striking roof lantern allows natural light to pour into the room, while a range of fitted units provides plenty of worktop and storage space. A breakfast bar creates the perfect spot for informal dining, and the kitchen is further complemented by a range of built-in and integrated appliances. The ground floor shower room adds further practicality.

The first floor offers three bedrooms, with the main bedroom benefiting from a distinctive three-splay box bay window to the front. A beautifully finished family bathroom completes the floor, featuring a sleek and modern design, while a staircase leads to a spacious loft room above.

Outside, the property enjoys a low-maintenance rear garden extending to approximately 25ft, leading to a substantial outbuilding that offers excellent storage and the flexibility to be used as a workshop, home gym or for a variety of other purposes.

The property is well positioned within easy reach of East Ham Station, providing excellent transport links into the City and beyond, while the open green spaces of Plashet Park are also nearby. A wide selection of local shops, schools and everyday amenities are all within easy reach.

With its generous proportions, beautifully renovated interior and light-filled accommodation, this is a home that stands out from the crowd. Ready to move straight into, it offers everything needed for modern family living.

Entrance Via
partially glazed composite door to:

Porch
double glazed windows - wood effect floor covering - partially glazed composite door to:

Hallway



radiator - power point - stairs ascending to first floor - wood effect floor covering - doors to:

Reception One



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



Reception Two



storage cupboard housing consumer unit and electric meter - power points - wood effect floor covering - door to:



Kitchen/ Diner



roof lantern - double glazed window to rear elevation - range of eye and base level units incorporating a sink with mixer tap and drainer - built in oven - four point gas hob with extractor fan over - built in microwave - integrated washing machine - integrated dishwasher - integrated tumble dryer - integrated fridge freezer - cupboard housing Vaillant boiler - tiled splash backs - radiator - power points - tiled floor covering - double glazed door to rear garden - door to:



Shower Room



obscure double glazed window to rear elevation - wall mounted extractor fan - three piece suite comprising of a shower cubicle with mixer tap to over head shower with handheld attachment - vanity sink unit - low flush w/c - wall mounted bidet sprayer attachment - tiled floor covering.

First Floor Landing



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

Bathroom



obscure double glazed window to rear elevation - wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer tap - over head shower with handheld attachment - wall mounted wash basin - low flush w/c - wall mounted bidet sprayer attachment - tiled walls - heated towel rail - tiled floor covering.

Bedroom Two



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

Bedroom One



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

Bedroom Three



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

Loft Room



two double glazed sky light windows - eaves storage cupboards - radiator - power points - carpet to remain.



Rear Garden
25'7" x 17'8" (7.82 x 5.41)



out door tap - paved - door to:

Outbuilding



double glazed window - wall mounted consumer unit - partially paved floor covering.

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: There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.
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.

The title register states the following:
1 A Conveyance dated 12 March 1894 made between (1) John Henry Bethel and (2) George Henry Bowhay 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.

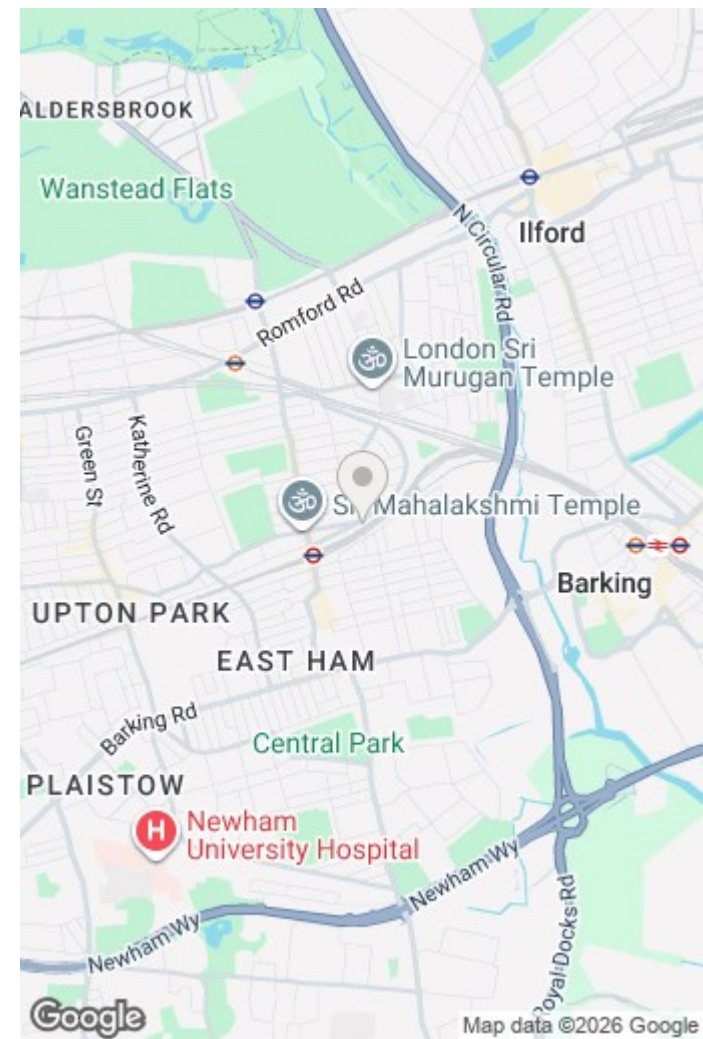
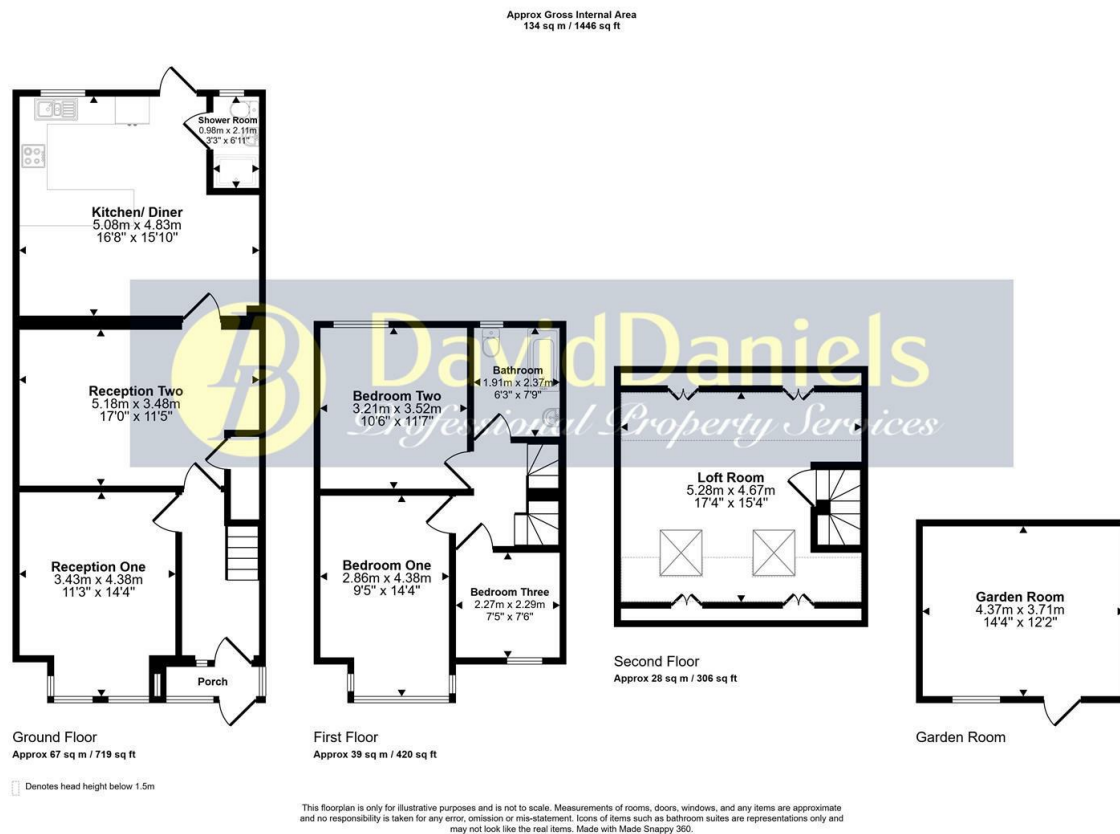
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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.

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.



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			
England & Wales		EU Directive 2002/91/EC	

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			
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.