Crownfield Road London E15 2BJ

Three Bedroom Semi-Detached House - Asking Price £563,500 F/H

Nestled in the vibrant area of Crownfield Road, London, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning approximately 953 sq. ft., the property features three well-proportioned double bedrooms, making it an ideal family home.

Upon entering, you are welcomed by a bright through lounge with dual aspect windows that fill the space with natural light, creating a warm and inviting atmosphere. The first floor offers a family bathroom and two generous double bedrooms, while the principal bedroom occupies the second floor, providing a private retreat.

To the rear is a 34-foot garden, offering a pleasant outdoor space with the added benefit of rear access.

The property also benefits from the installation of solar panels, which were fitted as part of a local authority scheme. We understand that the roof space may be subject to a lease agreement in connection with the panels. The seller is currently making enquiries to confirm the terms of the agreement, including any associated financial arrangements. At present, these details have not been confirmed, and this listing will be updated as soon as further information becomes available. Prospective purchasers are advised to satisfy themselves regarding the terms of any agreement before proceeding.

Offered to the market chain free, the property is ideally located between Stratford, Maryland and Leyton stations, providing excellent transport links across London and beyond.

Whether you are a growing family or looking for a spacious home in a well-connected location, this charming property offers an excellent opportunity to create a wonderful home.

Entrance Via
double glazed door to porch - double glazed door to:

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

Lounge

double glazed window to front and rear elevations - two radiators - power points - wood effect floor covering - double glazed door to rear garden.

Kitchen

double glazed window to rear elevation - cupboard housing Worcester boiler - cupboard housing electric meter and consumer unit - range of eye and base level units incorporating a sink with mixer tap and drainer - gas cooker point - space and plumbing for washing machine - space for fridge/freezer - tiled splashback - radiator - power points - vinyl floor covering - double glazed door to rear garden.

First Floor Landing

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

Bathroom

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

Bedroom 3

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

Bedroom 2 (L-Shape)

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

Second Floor Landing

carpet to remain - door to:

Bedroom One

skylight window - two radiators - storage to eves - power points - carpet to remain.

Rear Garden
34'10" x 18'5" (10.63m x 5.63m)

low maintenance rear garden with side access that leads to the rear.

Additional Information:
Solar Panels: The property benefits from the installation of solar panels, which were fitted as part of a local authority scheme. We understand that the roof space may be subject to a lease agreement in connection with the panels. The seller is currently making enquiries to confirm the terms of the agreement, including any associated financial arrangements. At present, these details have not been confirmed, and this listing will be updated as soon as further information becomes available. Prospective purchasers are advised to satisfy themselves regarding the terms of any agreement before proceeding.

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, 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.

The title register states the following:
The following are details of the covenants contained in the Conveyances by Louise Marie Manby Colgrave or John Manby Colgrave referred to in the Charges Register.
The said William Rayner and Adolphus Charles Rayner covenanted with the said John Manby Colegrave his heirs and assigns that there should not be on any part of the said hereditaments any manufactory which might be a nuisance or annoyance to the said John Manby Colegrave his heirs or assigns or his or their tensants such covenant being nevertheless limited so as not to be personally binding on the said William Rayner and Adolphus Charles Rayner their heirs or assigns or any other person except in respect of breaches committed or suffered during their his or her joint or sole seisin of or title to the part or parts of the said hereditaments in respect of which such breaches should have been committed.

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.

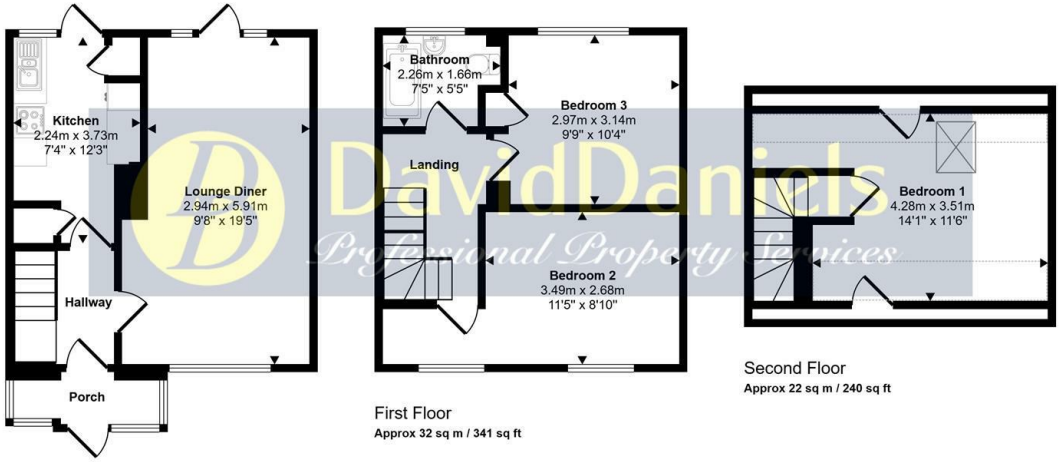
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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
89 sq m / 953 sq ft



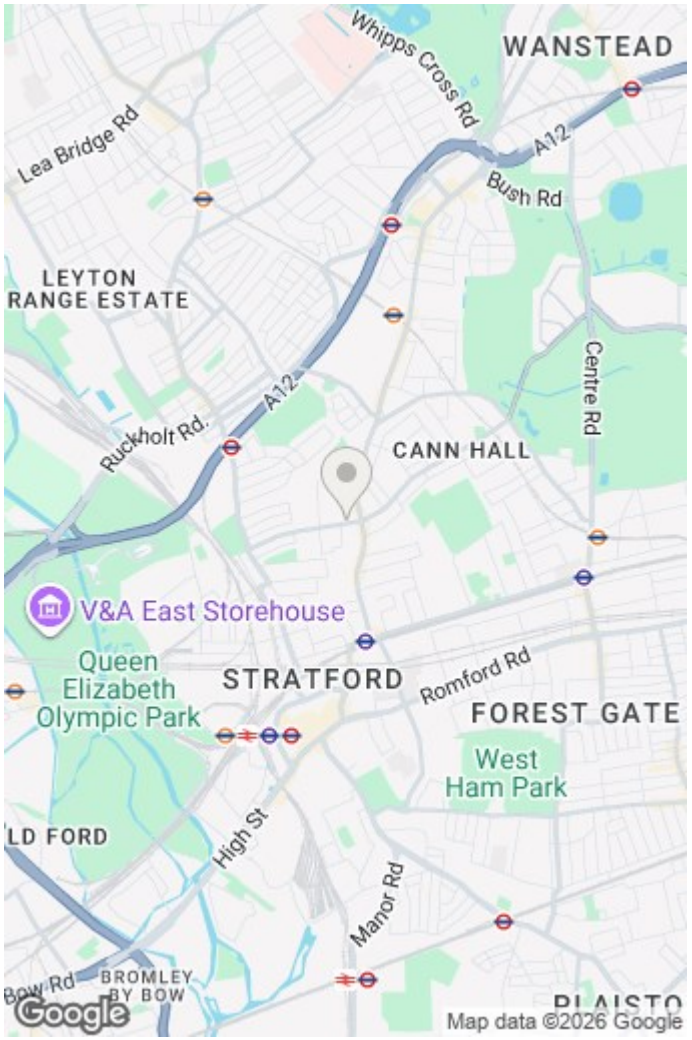
Ground Floor
Approx 35 sq m / 372 sq ft

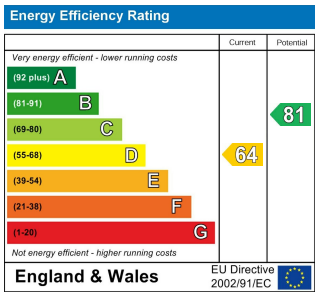
First Floor
Approx 32 sq m / 341 sq ft

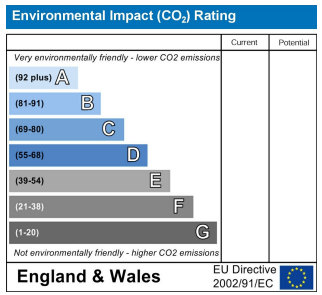
Second Floor
Approx 22 sq m / 240 sq ft

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.







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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