



Maryland Square London E15 1HE

**Two Double Bedroom Mid-Terraced House Guide Price £450,000 - £475,000 F/H**

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Nestled in the vibrant Maryland Square, London, this charming mid-terraced house presents an excellent opportunity for first-time buyers. Spanning an impressive 826 square feet, the property boasts two spacious double bedrooms, making it perfect for small families or those seeking extra room for guests or a home office.

Upon entering, you are welcomed by a delightful through lounge that offers a warm and inviting atmosphere. The ground floor also features a well-appointed family bathroom and a functional kitchen, providing all the essentials for modern living.

One of the standout features of this property is its prime location. Just a short stroll away, Maryland station offers convenient access to the Elizabeth Line, ensuring swift connections to central London and beyond. Additionally, the renowned Queen Elizabeth Olympic Park and the bustling Westfield Stratford shopping centre are easily reachable, providing a wealth of leisure and retail options.

This property is being sold chain-free, allowing for a smooth and straightforward purchase process. With the potential to customise the space to suit your personal style and preferences, this house is not just a home but also a canvas for your creativity. Whether you are looking to invest or settle down, this terraced house in Maryland Square is a fantastic opportunity that should not be missed.



**Entrance Via**  
partially glazed front door to - porch housing electric meter  
secondary door to:

**Lounge**



double glazed three splay bay window to front elevation -  
double glazed window to rear elevation - stairs ascending to  
first floor - understairs storage cupboard - three radiators -  
power points - exposed floor boards - door to:



**Kitchen**



double glazed windows to side elevation - range of eye and  
base level units incorporating a sink with mixer taps and  
drainer - built in oven with four point gas hob and extractor  
fan over - space and plumbing for washing machine - space for  
fridge/freezer - tiled splash backs - power points - tiled floor  
covering - door to:



**Hall**

tiled floor covering - door to rear garden - door to:

**Bathroom**



obscure double glazed window to rear elevation - three piece  
suite comprising of a panel enclosed bath with mixer taps to  
shower attachment - wall mounted wash basin - low flush w/c  
with concealed cistern - tiled walls - heated towel rail - storage  
cupboard housing Worcester boiler - tiled floor covering.

### First Floor Landing

access to loft - storage cupboard - exposed floor boards - doors to:

#### Bedroom 1



two double glazed windows to front elevation - two radiators - storage cupboard - power points - exposed floor boards.

#### Bedroom 2



two double glazed windows to rear elevation - two radiators - storage cupboard - power points - exposed floor boards.

### Rear Garden 16'9" (5.13m )



paved with flower and shrub borders.

#### 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.

#### 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  
77 sq m / 826 sq ft

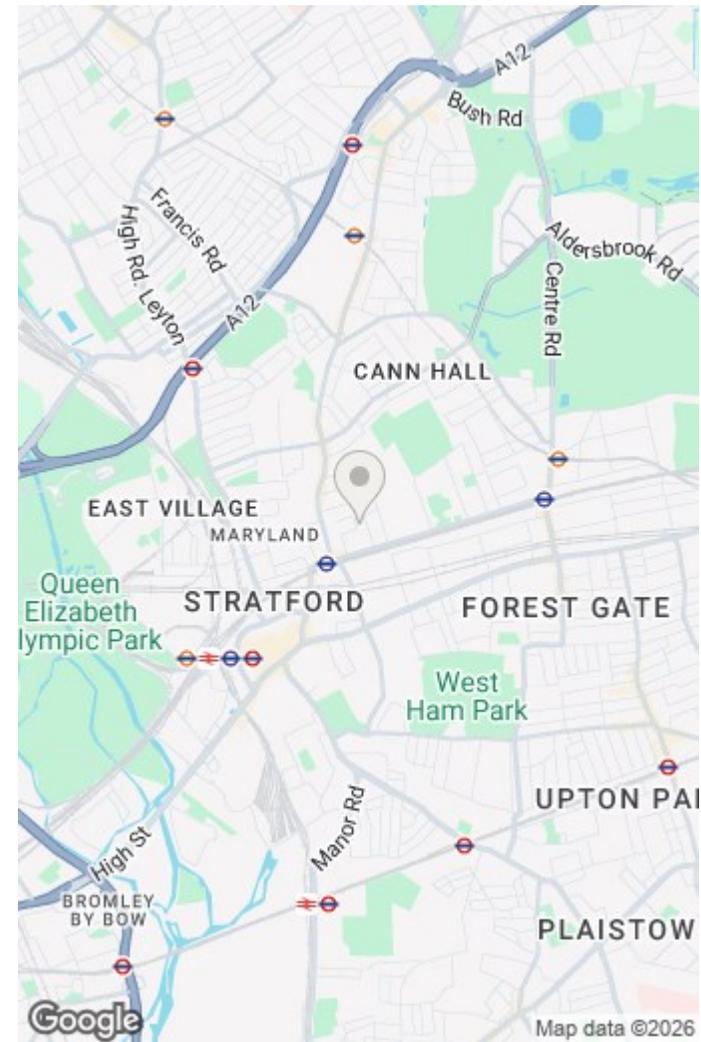


Ground Floor  
Approx 46 sq m / 495 sq ft

First Floor  
Approx 31 sq m / 331 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.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 69                      |           |
| (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 |           |



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