

Botha Road London E13 8PG

Extended & Modernised Five Bedroom House With Three Bathrooms Guide Price £525,000 -

Guide Price £525,000 - £550,000.

We are delighted to present this beautifully extended and modernised five-bedroom terraced house located on Botha Road, London. Spanning an impressive 1,546 square feet, this property offers a perfect blend of space and contemporary living, making it an ideal family home.

The ground floor features a spacious lounge and a dining area that seamlessly opens up to a modern kitchen, complete with a striking roof lantern and a Japanese-style sink. Double glazed doors lead you to the rear garden, creating a wonderful indoor-outdoor flow. Additionally, the ground floor is equipped with a utility room and a convenient shower room.

Moving to the first floor, you will discover three bedrooms along with a family bathroom. The second floor is dedicated to two further bedrooms, including a master suite that boasts a charming Juliet balcony and an en-suite bathroom, offering a private retreat.

This property is ideally situated within a short walk of Prince Regent Lane playing fields, providing a lovely green space for outdoor activities. Furthermore, Newham General Hospital and the A13 are easily accessible, ensuring convenient transport links into central London. Custom House and Prince Regent stations are also within easy reach, making commuting a breeze.

This chain-free property presents a fantastic opportunity for families seeking a spacious and modern home in a vibrant London location. Do not miss the chance to make this delightful house your new home.

Entrance Via
partially glazed door to:

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

Lounge



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

Dining Room



radiator - power points - storage cupboard housing Baxi boiler - opening to Kitchen - door to:

Utility



range of eye and base level units incorporating a sink with mixer tap - tiled splash backs - power points - tiled floor covering - door to:

Shower Room



double glazed window - three piece suite comprising of a shower cubicle - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.



Kitchen



roof lantern - double glazed window - range of eye and base level units incorporating a Japanese style kitchen sink with mixer tap - built in oven with four point hob and extractor fan over - tiled splash backs - power points - two radiators - tiled floor covering - double glazed double door to rear garden.





First Floor Landing

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

Bedroom 2



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

Bedroom 3

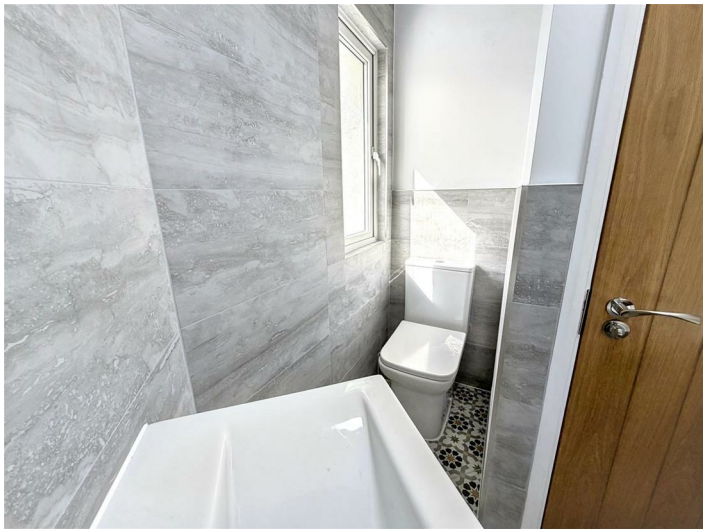


double glazed window - radiator - power points - carpet to remain.

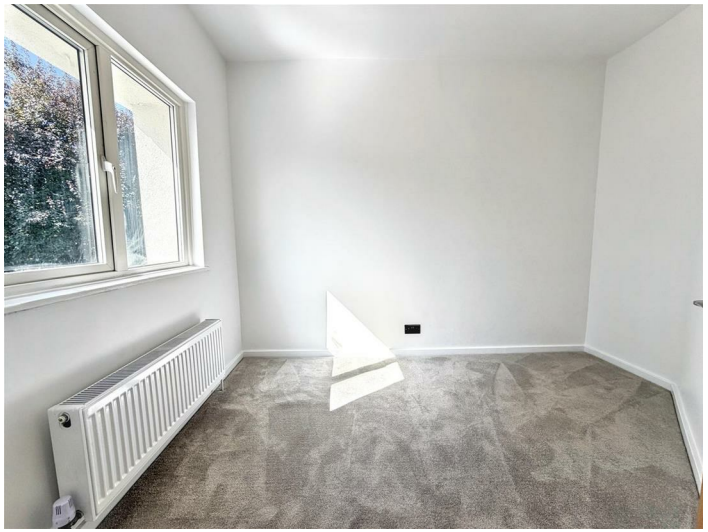
Bathroom



two obscure double glazed windows - three piece suite comprising of a panel enclosed bath with mixer tap and shower over - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.



Bedroom 5

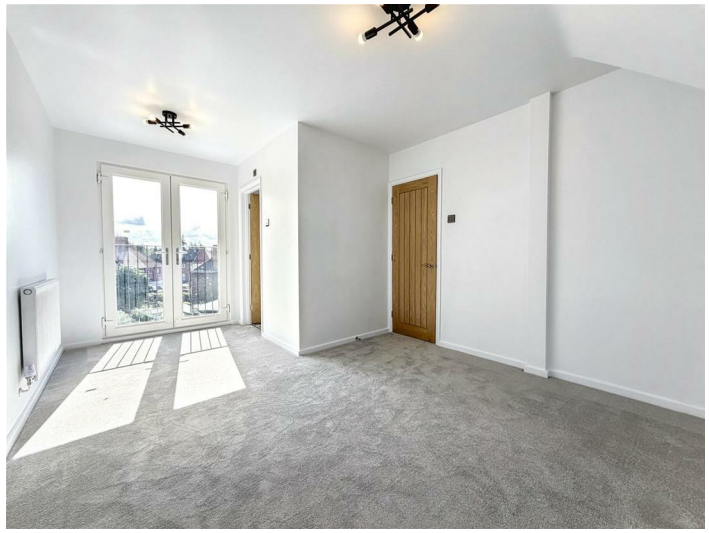


double glazed window - radiator - power points - carpet to remain.

Second Floor Landing

skylight window - carpet to remain - doors to:

Bedroom 1



two skylight windows - double glazed double door to Juliet balcony - two radiators - power points - carpet to remain - door to:

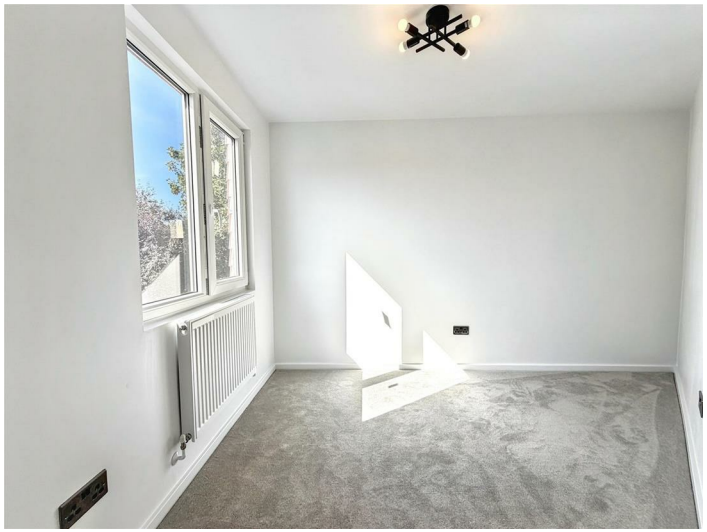


En Suite



double glazed window - ceiling mounted extractor fan - three piece suite comprising of a shower cubicle - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

Bedroom 4



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

Rear Garden



partially paved with remainder laid to lawn - shed.

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: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.
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 variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

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 Transfer dated 20 November 1951 referred to in the Charges Register:- "THE Sub-Purchaser for itself and its successors in title owner or owners for the time being of the properties hereby transferred HEREBY COVENANTS with the Vendor and the Purchasers and their successors in title owners for the time being of adjoining and heighbouring property on the Prince regent Estate at Plaistow aforesaid and to the intent that this covenant shall enure for the benefit and protection of such adjoining and neighbouring properties as follows:- (a) That no building or other structure or erection whatsoever whether permanent or temporary shall at any time be built erected or placed upon that part of the properties hereby transferred which forms part of the pathways and open spaces in front of the buildings known as Numbers 222, 226, 228 and 232 Prince Regent Lane, Numbers 8, 10, 12, 14, 16,18, 20, 22, 24, 26, 28 and 30 Egham Road, Numbers 14, 16, 18, 20, 22, 24, 32, 38, 40, 42 and 44 Botha Road and 13, 17, 19, 213, 23, 25, 27, 29, 33, 35, 37, 39, 41 and 43 Botha Road and Number 2 Chalk Road nor shall any tree shrub or plant of any description be planted or suffered to be or grow upon any such part of the properties hereby transferred but that the Sub-Purchaser will at all times hereafter maintain the said pathways and open spaces as pathways and open spaces for the benefit of the owner and occupiers of houses upon the Prince Regent Estate ans will at all times keep the pathways in good repair and the open spaces properly covered with turf and the grass thereon cut to a suitable length from time to time when required.
(b) To contribute a rateable proportion (to be settled in case of dispute by arbitration) of all expenses to be incurred from time tto time in repairing renewing reconstructing and enlarging the drains and sewers serving the properties hereby transferred from the point of inlet to the outfall."

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.

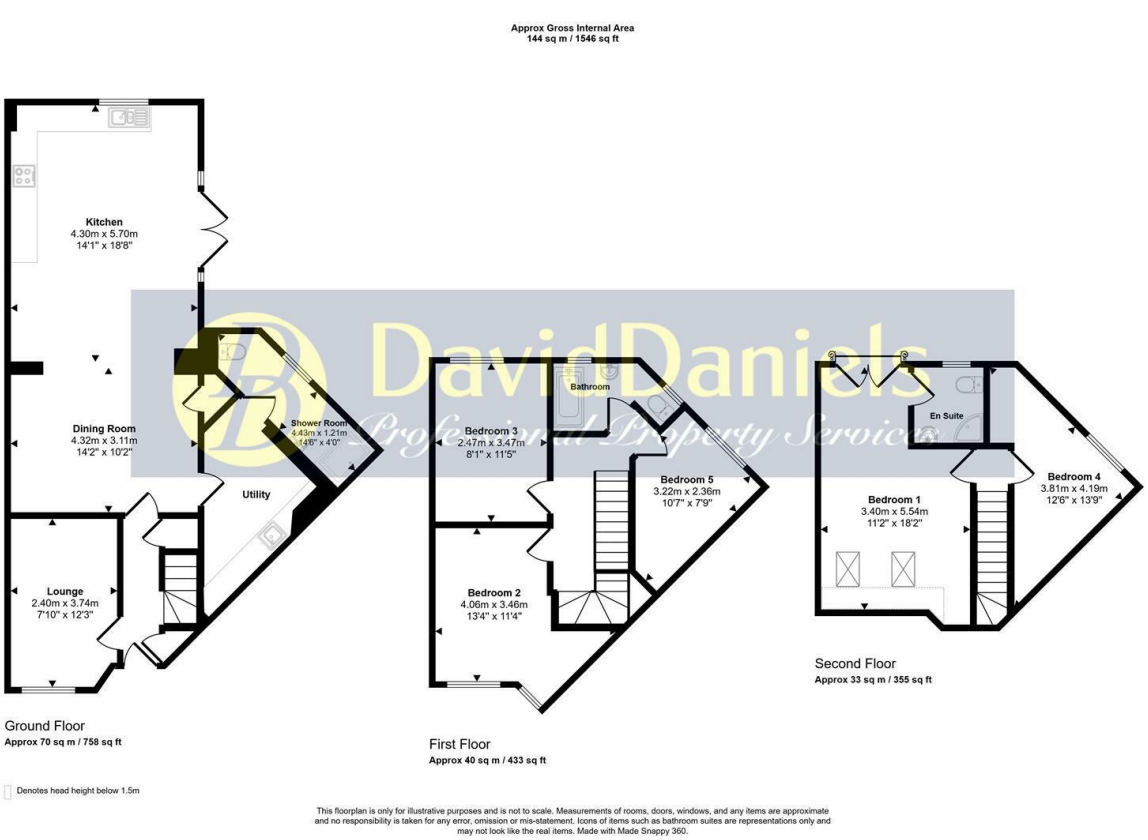
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

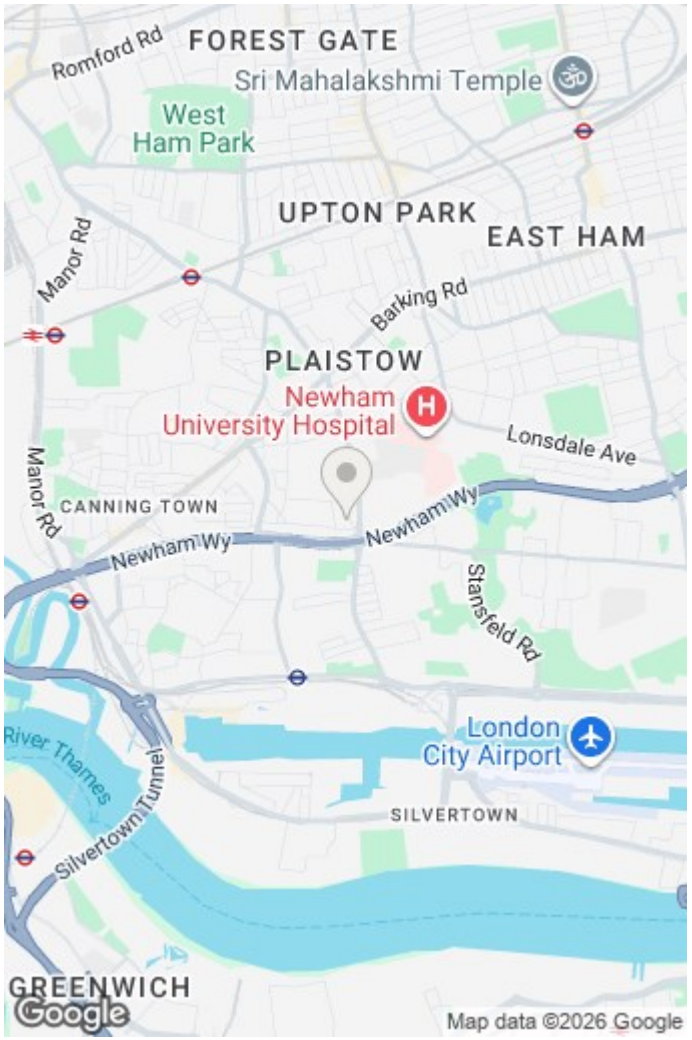
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

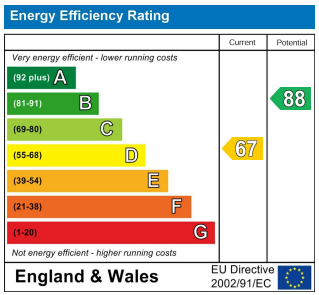
Please get in touch should you require a quotation and we will be pleased to organise this for you.

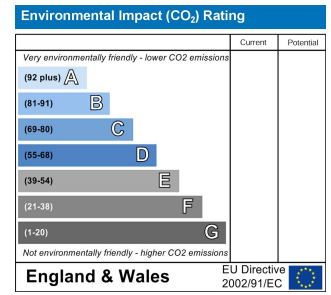
As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes verifying identity and, where applicable, source of funds. Any documentation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









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