



**Janson Road London E15 1TG**

**Spacious Three Bedroom House With 2 Reception Rooms & First Floor Bathroom £580,000 F/H**



Nestled on Janson Road in London, this delightful terraced house offers a perfect blend of space and potential, making it an ideal family home. Spanning an impressive 1,048 square feet, the property features three well-proportioned bedrooms, ensuring ample room for family living. The first-floor family bathroom is complemented by a convenient ground floor w/c, enhancing the practicality of the home.

The two spacious reception rooms provide versatile living areas, perfect for both relaxation and entertaining. The generous rear garden, with shared access, presents an excellent opportunity for outdoor enjoyment and potential development, allowing you to tailor the space to your family's needs.

This property is being sold chain-free, making the buying process smoother for prospective homeowners. Its prime location is a significant advantage, as it is within walking distance of Maryland station, which is conveniently served by the Elizabeth line. Additionally, the vibrant Westfield Stratford and the iconic Queen Elizabeth Olympic Park are easily accessible, offering a wealth of shopping, dining, and recreational options.

In summary, this spacious three-bedroom house on Janson Road is not only a comfortable family home but also a property with great potential for future enhancement. With its excellent location and generous living space, it is a must-see for anyone looking to settle in this vibrant part of London.

**Entrance Via**  
front door to:

**Hallway**  
stairs ascending to first floor - storage cupboard housing gas meter, electric meter and consumer unit - radiator - carpet to remain - doors to:

**Lounge**



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





## Kitchen



double glazed window to rear elevation - range of eye and base level units incorporating a sink with mixer taps and drainer - gas cooker point - space for fridge/freezer - breakfast bar - tiled splash backs - power points - radiator - wood effect floor covering - door to conservatory - opening to:

## Dining Room



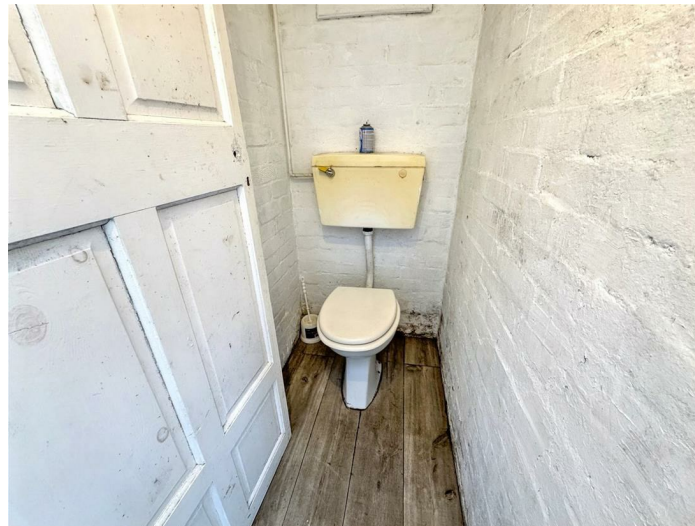
wall mounted boiler - power points - parquet flooring - double glazed sliding door to rear garden.



## Conservatory

window to rear elevation - space and plumbing for washing machine - door to rear garden - door to:

## w/c



low flush w/c.

## First Floor Landing

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

## Bathroom



obscure double glazed window to rear elevation - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - pedestal wash basin - low flush w/c - splash backs - vinyl floor covering.

## Bedroom 2



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



### Bedroom 1



double glazed window to front elevation - built in wardrobe - radiator - power points - exposed floorboards.

### Bedroom 3



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

### Rear Garden



partially paved with remainder laid to lawn - brick shed and shared side access.



### Brick Shed



### Additional Information:

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: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

O2: 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.

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 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 The parts of the land in this title affected thereby are subject to the restrictive covenants imposed thereon prior to registration so far as the same are enforceable.

2 (30.03.1992) A Transfer of the land in this title dated 16 March 1992 made between (1) The Mayor and Burgesses of the London Borough of Waltham Forest and (2) Ender Palacioglu and Kay Palacioglu contains restrictive covenants.

NOTE 1: Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title

NOTE 2: Original filed.

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.

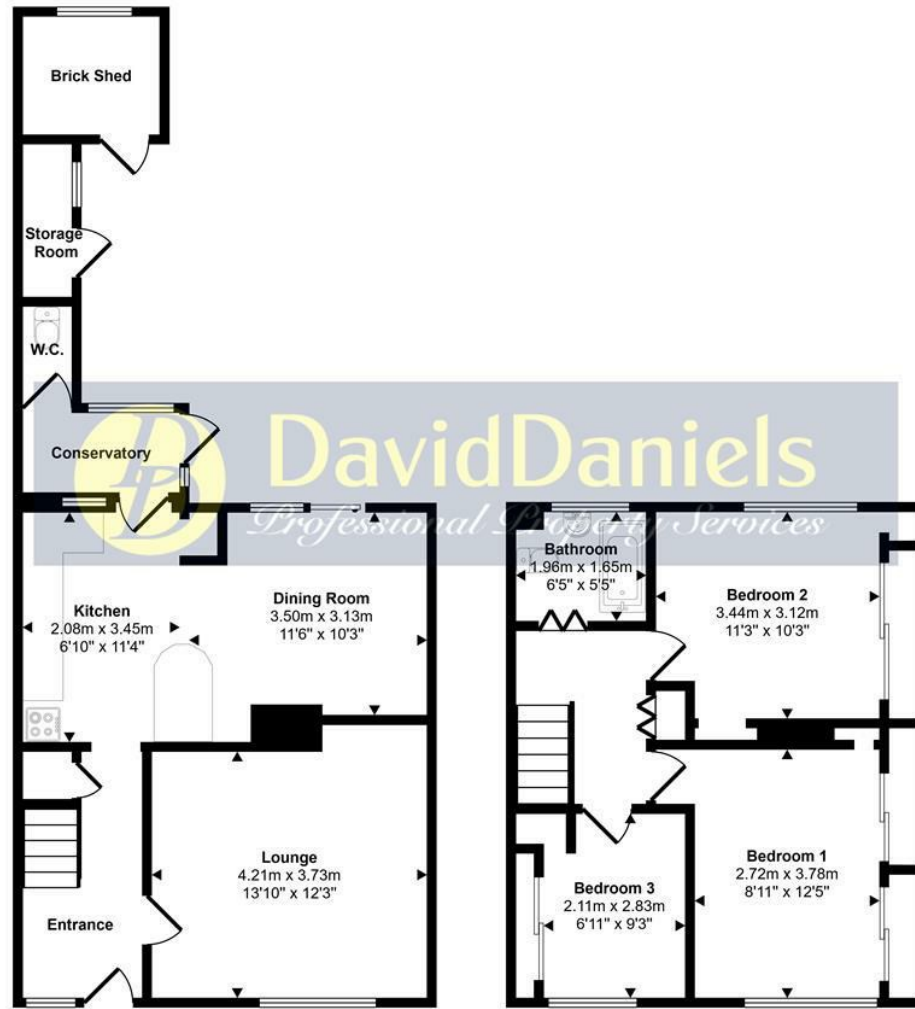
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

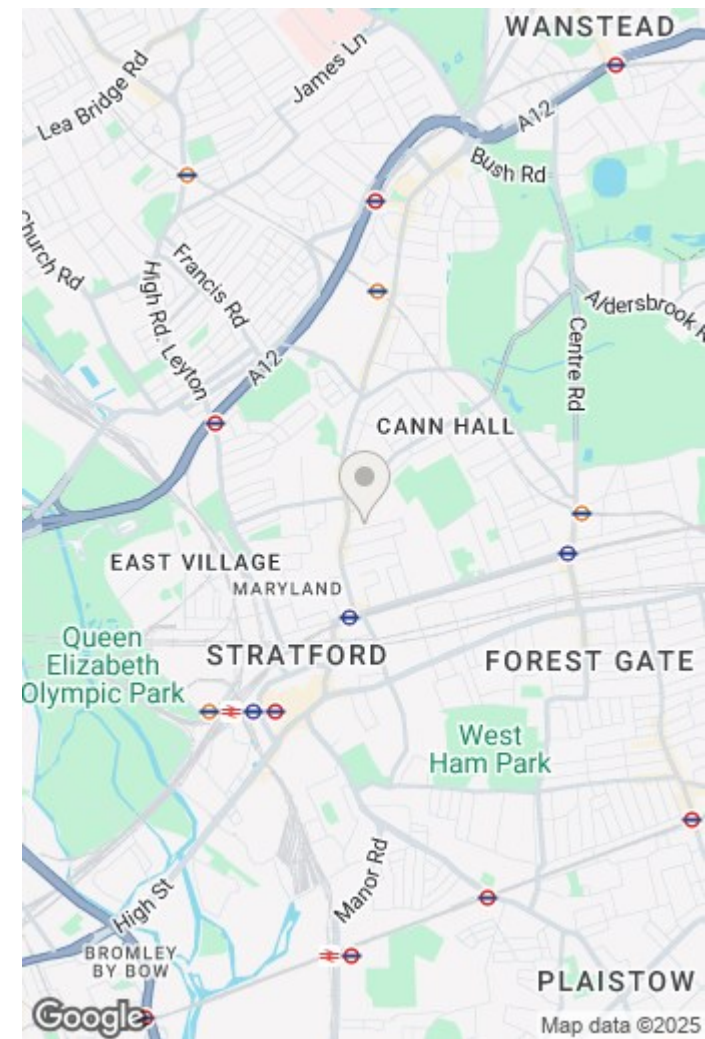
### Disclaimer

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  
97 sq m / 1048 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.



| 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 <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 |           |

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.



**Stratford Office:**  
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA  
Telephone: 020 8555 3521

