

Cheneys Road London E11 3LN

Beautifully Presented Three Double Bedroom House £700,000 F/H

We are delighted to present this beautifully appointed three double bedroom mid-terraced house located on Cheneys Road in London. Spanning an impressive 898 square feet, this property offers a perfect blend of comfort and modern living.

Upon entering, you will find two spacious reception rooms that flow effortlessly into one another to create an inviting through-lounge, ideal for both relaxation and entertaining. The newly fitted kitchen is equipped with an integrated dishwasher, ensuring convenience for everyday living. The contemporary bathroom suite has also been recently updated, providing a fresh and stylish space for your daily routines.

The first floor boasts three generously sized double bedrooms, offering ample space for family members or guests. Completing the property is a 21-foot rear garden, which provides a pleasant, private outdoor retreat for everyday living.

Situated in a prime location, this home is within close proximity to the picturesque Wanstead Flats, providing a lovely green space for leisurely walks or picnics. Leytonstone Station is easily accessible, served by the Central Line, making commuting into central London a breeze. Additionally, High Road Leytonstone is nearby, featuring a vibrant array of shops, bars, and eateries to explore.

This property is being sold chain-free, making it an ideal choice for those looking to move in without delay. Whether you are a growing family or seeking a spacious home, this terraced house offers everything you need for comfortable living in a sought-after area. Do not miss the opportunity to make this charming property your new home.

Entrance Via
partially glazed composite door to:

Hallway



stairs ascending to first floor - radiator - wood effect floor covering - door to:

Dining Room



double glazed door to rear garden - radiator - power points - wood effect floor covering - door to kitchen - opening to:



Lounge



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

Kitchen



double glazed window to side elevation - cupboard housing Potterton boiler - range of eye and base level units incorporating a sink with mixer tap and drainer - built in oven with four point gas hob and extractor fan over - integrated AEG dishwasher - tiled splash backs - power points - under stairs storage cupboard housing electric meter and consumer unit - door to:



Hallway

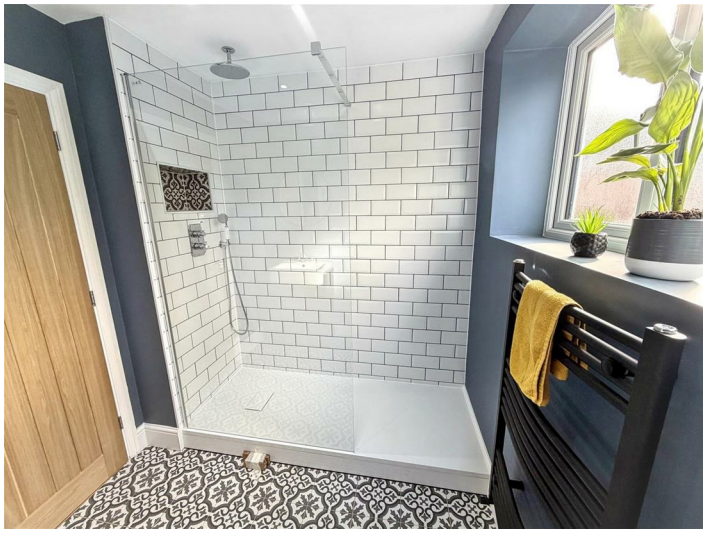
cupboard housing space and plumbing for washing machine - radiator - wood effect floor covering - double glazed door to rear garden - door to:

Bathroom



obscure double glazed window to rear elevation - three piece suite comprising of a walk in shower cubicle with water fall shower and handheld attachment - vanity sink unit - low flush w/c - heated towel rail - tiled floor covering.





First Floor Landing



access to loft - power points - wood effect floor covering - doors to:

Bedroom One



two double glazed windows to front elevation - two radiators - power points - wood effect floor covering.



Bedroom Two



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

Bedroom Three



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



Rear Garden
21'3" x 14'0" (6.50m x 4.28m)



mainly paved paved with flower and shrub borders.

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:
A Transfer of the land in this title dated 24 October 1963 made between (1) The Public Trustee and (2) Lilian Laura Worsfold contains restrictive covenants and exceptions and reservations.

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.

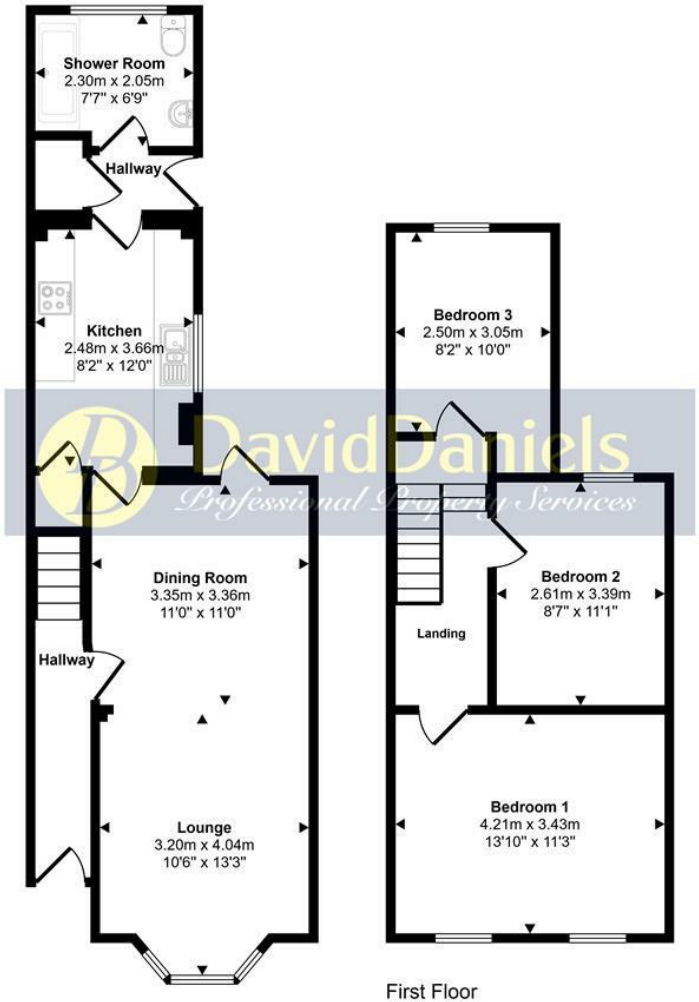
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.

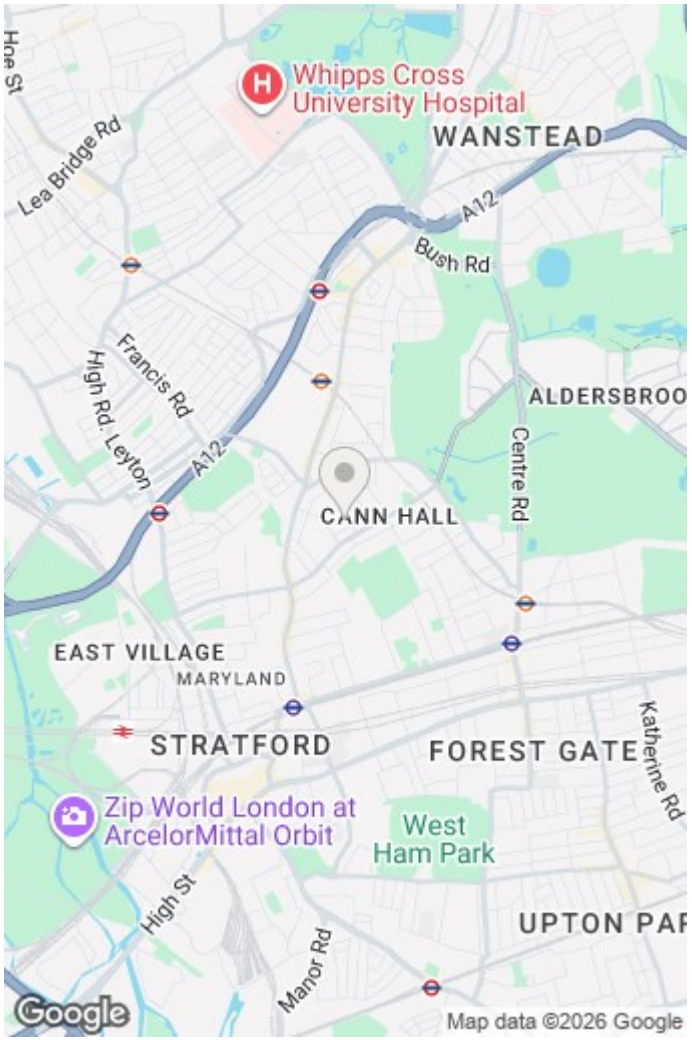
Approx Gross Internal Area
83 sq m / 898 sq ft

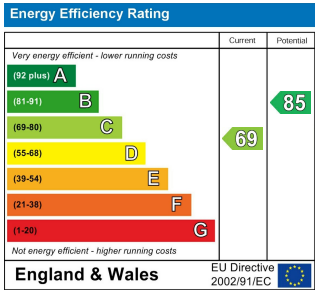


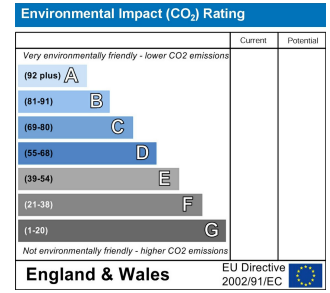
Ground Floor
Approx 45 sq m / 483 sq ft

First Floor
Approx 39 sq m / 415 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.







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

The Property Ombudsman