



FOR SALE

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Carpenters Road Stratford E15 2JH

3 Bedroom Mid Terraced House 2 Reception Rooms First Floor Bathroom Chain Free £510,000 FH





Nestled on Carpenters Road in the vibrant heart of London, this charming mid-terraced house offers a delightful blend of comfort and convenience. Spanning an impressive 907 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by two reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The first-floor bathroom adds to the practicality of the layout, ensuring that daily routines are effortlessly accommodated.

One of the standout features of this property is its prime location. Just a short stroll away, you will find the new Carpenters Estate entrance to Stratford Station, providing excellent transport links for commuting or exploring the wider city. Additionally, the renowned Queen Elizabeth Olympic Park and the bustling Westfield Shopping Centre are within easy reach, offering a plethora of shopping, dining, and recreational options.

This property is chain-free, making it an attractive prospect for first-time buyers or those looking to invest in the rental market. With its appealing features and superb location, this house presents a wonderful opportunity to create a home in one of London's most sought-after areas. Don't miss your chance to view this delightful property and envision the possibilities it holds.



Entrance Via
front door to hallway.

Hallway
stairs ascending to first floor - Storage cupboard housing gas meter, electric meter and Consumer unit - radiator - power point - carpet to remain - doors to:

W/C



obscure double glazed windows to front elevation - low flush wc - wall mounted extractor fan - wall mounted washbasin - radiator - tiled splashback - tiled effect floor covering

Reception Room 1



double glazed windows to front elevation - radiator - power points - carpet to remain

Reception Room 2



double glazed windows to rear elevation - radiator - power points - carpet to remain.

Kitchen



double glazed windows to rear elevation - range of eye and base level units incorporating sink with mixer taps and drainer - built in oven with four point gas hob with extractor fan over - space and plumbing for washing machine - wall mounted main boiler - space for fridge/freezer - power points - tiled splashbacks - obscure double glazed door to rear garden.

First Floor Landing
access to loft - power point - carpet to remain - doors to:

bedroom 2



double glazed windows to rear elevation - built in cupboard - power point - carpet to remain

Bedroom 1



double glazed windows to rear elevation - Built in wardrobe - radiator - power point - carpet to remain

Bedroom 3



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

Bathroom



obscure double glazed windows to front elevation- wall mounted extractor fan - three piece suit comprising of a panel enclosed bath with mixer taps to shower attachment - low flush w/c - pedestal wash basin - radiator - tiled splash backs - wood effect floor covering.

Garden
43'11" (13.41m)



partially paved - remained laid to lawn - rear access to street.

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: Indoor voice and data coverage limited. Outdoor voice and data coverage limited.
Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.
O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.
Vodafone: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

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.

(1.12.1997)- A transfer of the land in this title dated 24 November 1997 made between (1) The mayor and burgesses of the London Borough of Newham and (2) Arthur Alfred Allaker and Danny Allaker contains restrictive covenants.

Note 1: Where relevant, the provisions contained in the earlier documents or registers referred to 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

2 (24.09.2007) registered Charge dated 21 September 2007.

3 (11.12.2007) Proprietor: the Governor and company of the bank of Ireland(incorporated in Ireland) (uk Co. Regn. No. Fc007248) of Bristol & West Mortgages, P.o Box 3191, One Temple Quay, Bristol BS1 9HY

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

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.

Mortgage
We offer a full range of mortgage and financial advice. Please call to discuss your requirements.

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:

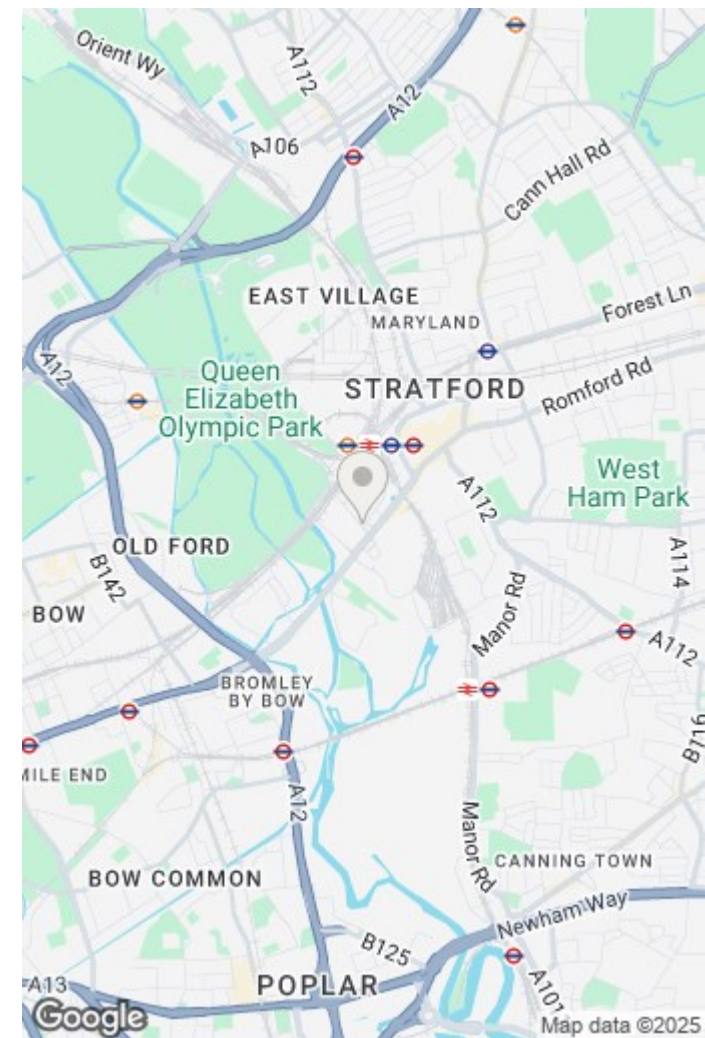
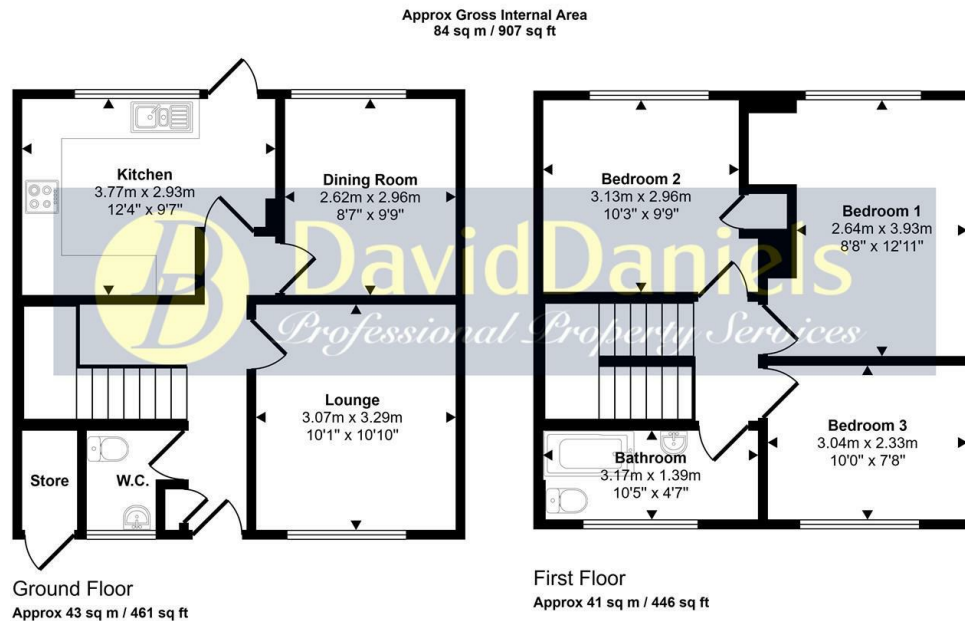
Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.

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.





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	