



Faringford Road London E15 4DF

Extended Three Bedroom House In The Popular Stratford Village £550,000 F/H



Nestled in the charming Stratford Village, this delightful three-bedroom house on Faringford Road spans an impressive 868 square feet.

As you enter, you are greeted by a separate front reception room. Adjacent to this, a convenient ground floor w/c enhances the practicality of the layout. The kitchen, located behind the reception, is well-equipped and flows seamlessly into an open lounge/dining area, creating an ideal setting for family meals or gatherings.

The property boasts three well-proportioned bedrooms. The layout is thoughtfully designed to maximise both space and functionality.

The brick-fronted exterior adds to the character of the house, while the location is truly exceptional. Situated near Stratford Park, residents can enjoy the beauty of green spaces. Additionally, Stratford Station and the renowned Westfield Shopping Centre are just a short walk away, offering excellent transport links and a plethora of shopping and dining options.

This property is chain-free, making it an attractive opportunity for buyers looking to move in without delay. With its prime location and charming features, this house on Faringford Road is a must-see.

Entrance Via
front door to:

Hallway
stairs ascending to first floor - radiator - power points - carpet to remain - doors to:

Reception 1



double glazed three splay bay window to front elevation - radiator - power points - carpet to remain.

W/C



low flush w/c - vanity sink unit - tiled splash backs.

Kitchen/Diner



roof Lantern - double glazed windows to rear elevation - cupboard housing Glow Worm boiler - 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 - radiator - power points - exposed floor boards - double glazed double door to rear garden.



First Floor Landing

double glazed window to rear elevation - stairs ascending to second floor - radiator - carpet to remain - doors to:

Bedroom 2



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

Bedroom 3



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

Second Floor Landing

double glazed window to rear elevation - power points - carpet to remain - doors to:

Bedroom 1



two skylight windows to front elevation - two storage cupboards - storage to the eaves - radiator - power points - carpet to remain.



Bathroom

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

Rear Garden 14'9" (4.52m)



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.

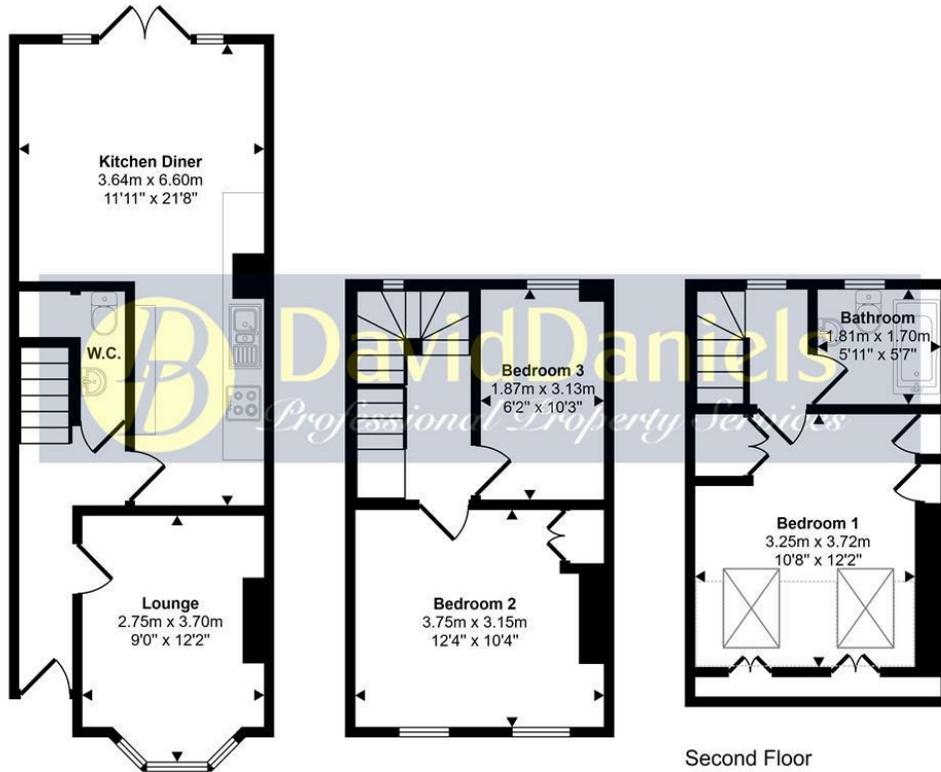
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

Disclaimer

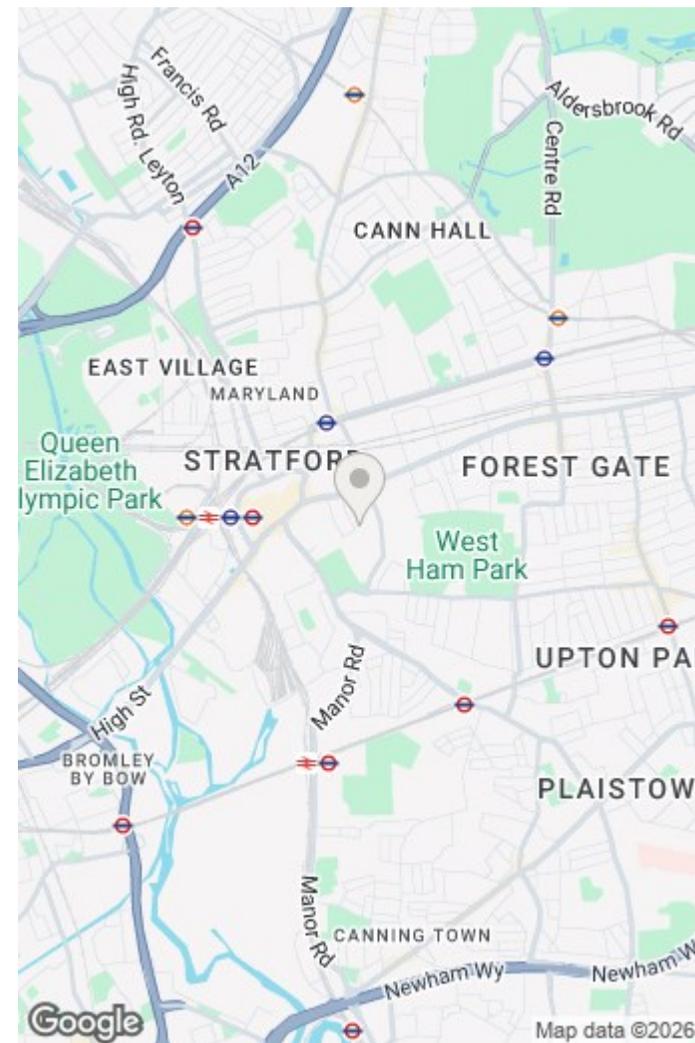
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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
81 sq m / 870 sq ft



Denotes head height below 1.5m

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			87
(81-91) B			
(69-80) C		74	
(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 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	

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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