Crownfield Road London E15 2AS

Well Presented Two Bedroom End Of Terrace House With Off Street Parking £530,000 F/H

Nestled on the charming Crownfield Road in London, this well-presented two-bedroom end of terrace house offers a delightful blend of comfort and potential. The property features a spacious lounge that seamlessly opens up to a lovely South-facing rear garden, perfect for enjoying sunny afternoons. Additionally, there is a side area of land that presents excellent opportunities for extension, subject to the usual planning consents.

The ground floor features a stylish recently renovated kitchen/diner, completed within the last two years and thoughtfully designed for modern living. It comes fully equipped with high-quality integrated Bosch and AEG appliances, including a combi microwave oven and a steam oven, making it perfect for both everyday cooking and hosting. Ascending to the first floor, you will find two bedrooms and the modern four-piece family bathroom suite.

One of the standout features of this property is the rare off-street parking for two vehicles, a significant advantage in this area. The location is particularly appealing, situated conveniently between Stratford and Leyton stations, ensuring excellent transport links for commuting and exploring the vibrant city.

Further enhancing its appeal, the property is within close proximity to Westfield Stratford City, offering an exceptional range of shopping, dining, and leisure amenities. For outdoor enthusiasts and families, Drapers Road Recreation Field is just a short walk away, providing a welcoming green space for relaxation and play. The property is also near the Queen Elizabeth Olympic Park, offering a wealth of recreational activities and open spaces to enjoy.

Entrance Via
double glazed door to:

Hallway

wall mounted consumer unit - stairs ascending to first floor - radiator - power point - wood effect floor covering - doors to:

Kitchen/Diner

double glazed window to front elevation - wall mounted Worcester boiler - range of eye and base level units incorporating a sink with mixer tap - built in oven and microwave - induction hob - integrated Bosch dishwasher - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - radiator - tiled floor covering.

Lounge

double glazed window to rear elevation - radiator - power points - wood effect floor covering - double glazed sliding door to rear garden

Bedroom 1

two double glazed windows to rear elevation - radiator - power points - built in wardrobe - wood effect floor covering.

Bathroom

obscure double glazed window to front elevation - four piece suite comprising of a panel enclosed bath - shower cubicle - vanity sink unit - low flush w/c with concealed cistern - tiled walls - heated towel rail - tiled floor covering.

First Floor Landing

access to loft - radiator - wood effect floor covering - doors to:

Bedroom 2

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

Rear Garden
26'5" x 25'9" + 20'1" x 9'5" (8.06 x 7.85 + 6.13m x 2.88)

mainly paved with flower and shrub borders - side access.

Additional Information:
Council Tax London Borough of Waltham Forest Band D.

Parking: off street parking for two vehicles, a permit can also be acquired from the council (subject to a charge)

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 good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
Three: 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.
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 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 Freehold land shown edged with red on the plan of the above Title filed at the Registry and
being 167 Crownfield Road, London (E15 2AS).
2 A Conveyance of the land tinted yellow on the title plan and other land dated 1 January 1935 made between (1) Thomas Frederick Pearson (Vendor) and (2) The Elizabeth Garrett Anderson Hospital Purchaser) contains the following provision:-
Together with the benefit (subject as thereinafter mentioned) of all such rights easements or quasi-easements as the property thereby conveyed had enjoyed over the adjoining property forming part of the Cann Hall Estates subject to all such rights easements or quasi-easements as has been enjoyed thereover by adjoining owners and occupiers including the Vendor immediately prior to the sale thereof to the Purchaser.
IT WAS THEREBY AGREED AND DECLARED that the Purchaser should not be entitled to any right of light or air over any part of the Cann Hall Estate comprised in the Conveyance dated 31 December 1934 to the Vendor which had not been purchased by the Purchaser.
3 An Agreement dated 26 April 1940 and made between (1) The

Elizabeth Garrett Anderson Hospital (2) Elizabeth Kidman and (3) The Mayor Aldermen and Burgesses of the Borough of Leyton dedicated the strip of land tinted pink on the filed plan to the public.
NOTE: Copy Agreement filed under EX62755.
4 The land has the benefit of the following rights reserved by the Transfer dated 22 May 1989 referred to in the Charges Register:-
"EXCEPT AND RESERVING to the Transferor the easements set out in the Second Schedule hereto.

THE SECOND SCHEDULE hereinbefore referred to (easements excepted and reserved to the Transferor)
1. A right of the free passage and running of water soil gas electricity and property that shall be or become a nuisance or annoyance to the Transferor or to the owners or occupiers of any adjoining or neighbouring land."
5 By a Deed dated 12 November 1991 made between (1) The Mayor and Burgesses of The London Borough of Waltham Forest and (2) Regina Souza Johnson the rights excepted and reserved by the Transfer dated
22 May 1989 referred to above were substituted by the following, being the revised wording of the Second Schedule to the said Transfer:-
"THE SECOND SCHEDULE hereinbefore referred to (Easements Excepted and Reserved to the Transferor)
1. A right of the free passage and running of water soil gas electricity and other services (if any) to and from the adjoining land of the Transferor through the sewers drains watercourses gutters pipes wires cables channels culverts and other conduits passing under along over the through or attached to the said property.
2. A right of the Transferor its agents and contractors at all reasonable times to enter upon the said property with or without workmen for the purpose of inspecting repairing cleansing or renewing the matters mentioned in Clause 2 (i) hereof and any aerials and/or equipment for television or radio transmitting broadcasting and receiving (and ancillary thereto) and the sewers drains watercourses gutters pipes wires cables channels culverts and other conduits in under along over through or attached to the said property the Transferor making good all damage caused or occasioned by the exercise of such right."
6 (27.01.1993) A Transfer dated 30 November 1992 made between (1) The Mayor and Burgesses of the London Borough of Waltham Forest and (2) Patricia Elaine Mair was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

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.

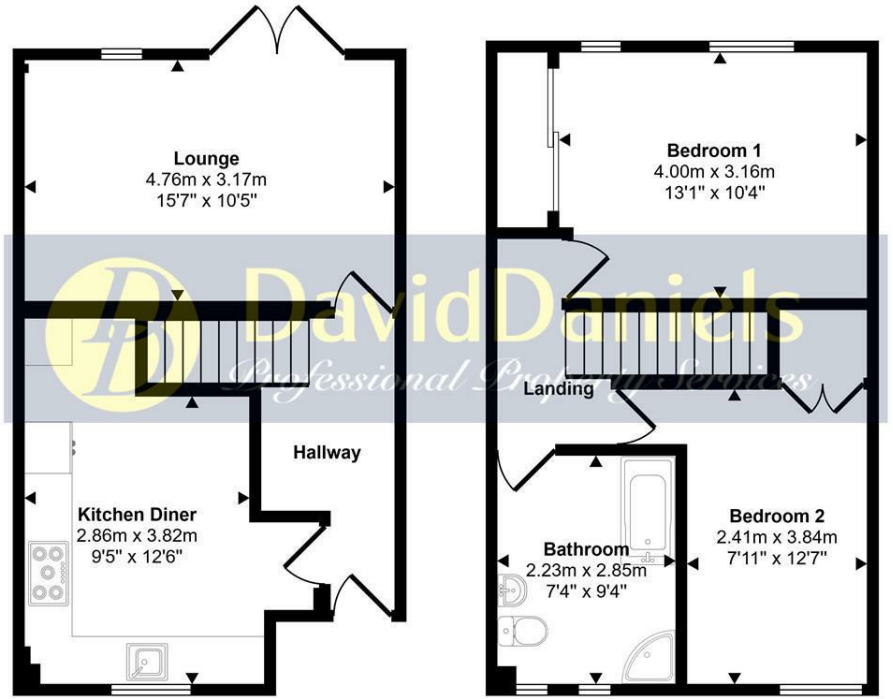
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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 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.

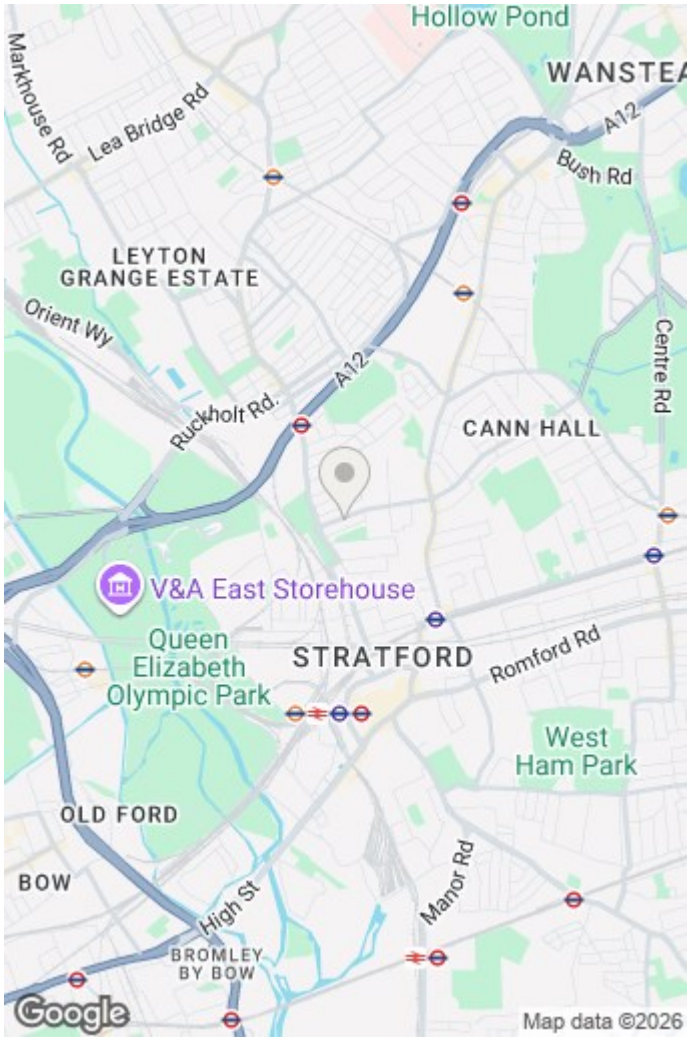
Approx Gross Internal Area
72 sq m / 776 sq ft

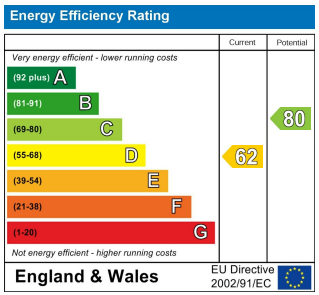


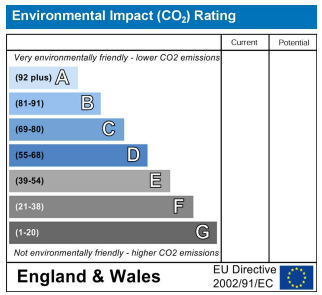
Ground Floor
Approx 35 sq m / 376 sq ft

First Floor
Approx 37 sq m / 400 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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