



Ramsay Road Forest Gate E7 9EN

Beautifully Presented Two Bedroom House Offers In Excess Of £600,000 - £600,000 F/H

Discover this charming, meticulously restored two-bedroom house, perfect for those seeking both character and modern comfort. This well-presented property boasts two generous double bedrooms, each offering ample space and natural light. The first-floor bathroom suite is a highlight, featuring a luxurious four-piece set, including a bath and a separate shower for added convenience. On the ground floor, you will find two versatile reception rooms, which offer the flexibility to be converted into a spacious through lounge if desired. The well-equipped kitchen, fitted with a range of integrated appliances, ensures culinary convenience and style.

Enhancing the property's appeal, all windows, except for the kitchen, are beautiful double glazed wooden framed sash windows, combining aesthetic charm with energy efficiency. Situated within a short stroll of the picturesque Wanstead Flats, this delightful home is ideally located for enjoying serene surroundings while being close to all local amenities, including shops, schools, and transport links. This exquisite property is a haven for anyone looking to enjoy a harmonious blend of modern living and traditional elegance. Don't miss the opportunity to make this beautiful house your new home.

Entrance Via
partially glazed front door to:

Hallway
wall mounted electric meter and consumer unit - stairs ascending to first floor - radiator - wood effect floor covering - door to:

Reception 2



double glazed wooden framed sash window to rear elevation - radiator - power points - under stairs storage cupboard - wood effect floor covering - opening to kitchen - door to reception 2.

Reception 1



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

Kitchen



window to side elevation - cupboard housing space and plumbing for washing machine - cupboard housing Main boiler - range of eye and base level units comprising a one and a half bowl butler style sink with mixer taps and drainer - built

in oven and grill, four point hob with extractor fan over - integrated fridge/freezer - space and plumbing for dishwasher - butcher block style wooden work tops - tiled splash backs - power points - tiled floor covering - double glazed door to rear garden.



First Floor Landing

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

Bedroom 1



two double glazed wooden framed sash windows to front elevation - two radiators - power points - carpet to remain.



Bathroom

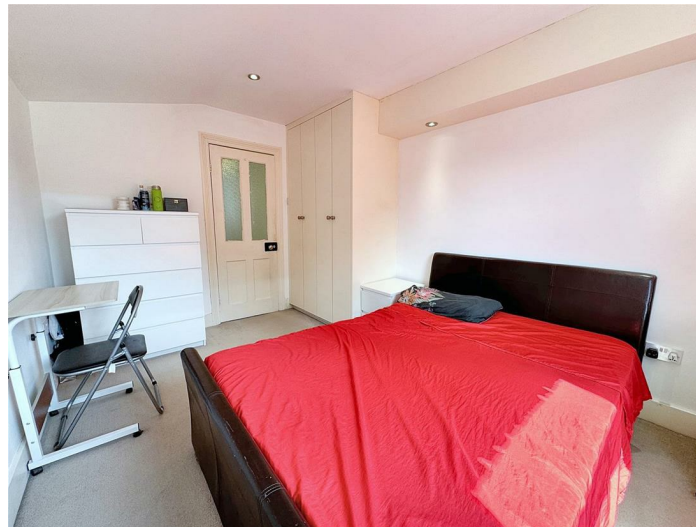


double glazed wooden framed sash window to rear elevation - four piece suite comprising of a panel enclosed bath with mixer taps - vanity sink unit - low flush w/c with concealed cistern - shower cubicle - tiled splash backs - heated towel rail - tiled floor covering.

Bedroom 2



double glazed wooden framed sash window to rear elevation - radiators - power points - built in wardrobe - carpet to remain



Rear Garden



concreted area with remainder raised and laid to lawn 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: Indoor voice and data coverage likely/limited. Outdoor voice and data coverage likely.

Three: Indoor voice and data coverage likely/limited. Outdoor voice and data coverage likely.

O2: Indoor voice Likely and data coverage limited. Outdoor voice and data coverage likely.

Vodafone: Indoor voice and data coverage limited. 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.

Please note: the figures and information quoted above have been provided by the seller.

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.

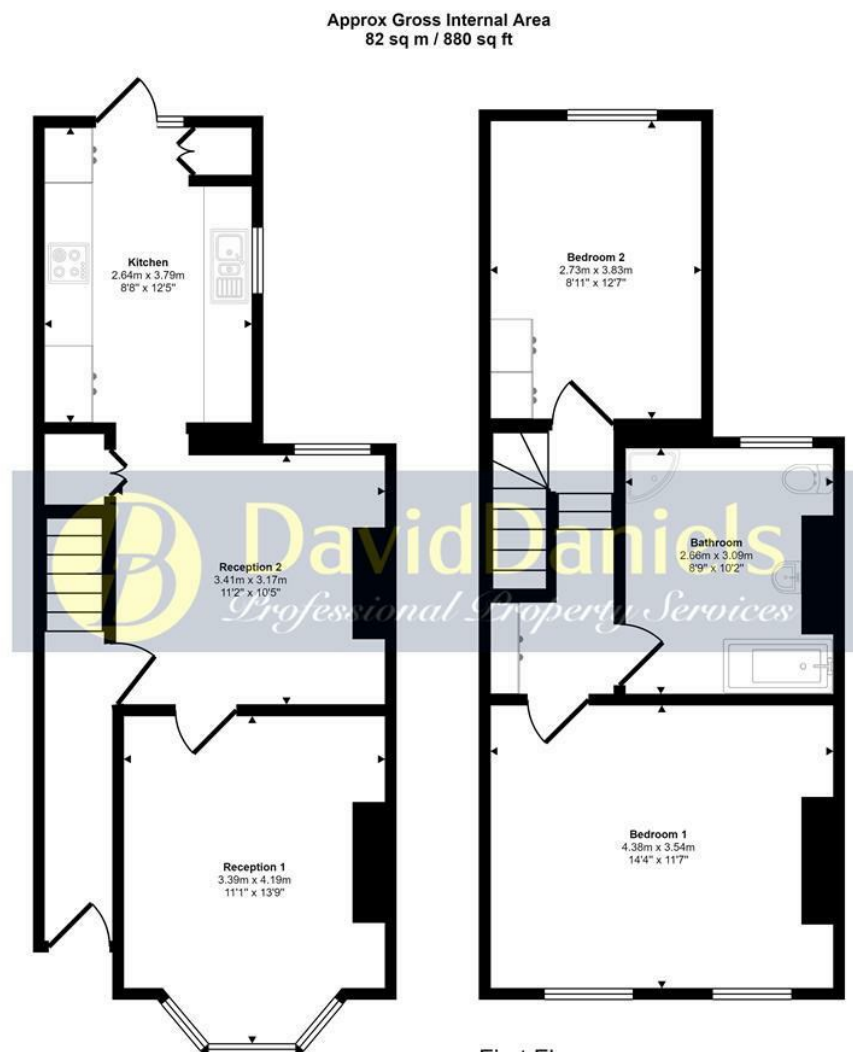
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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.

Disclaimer

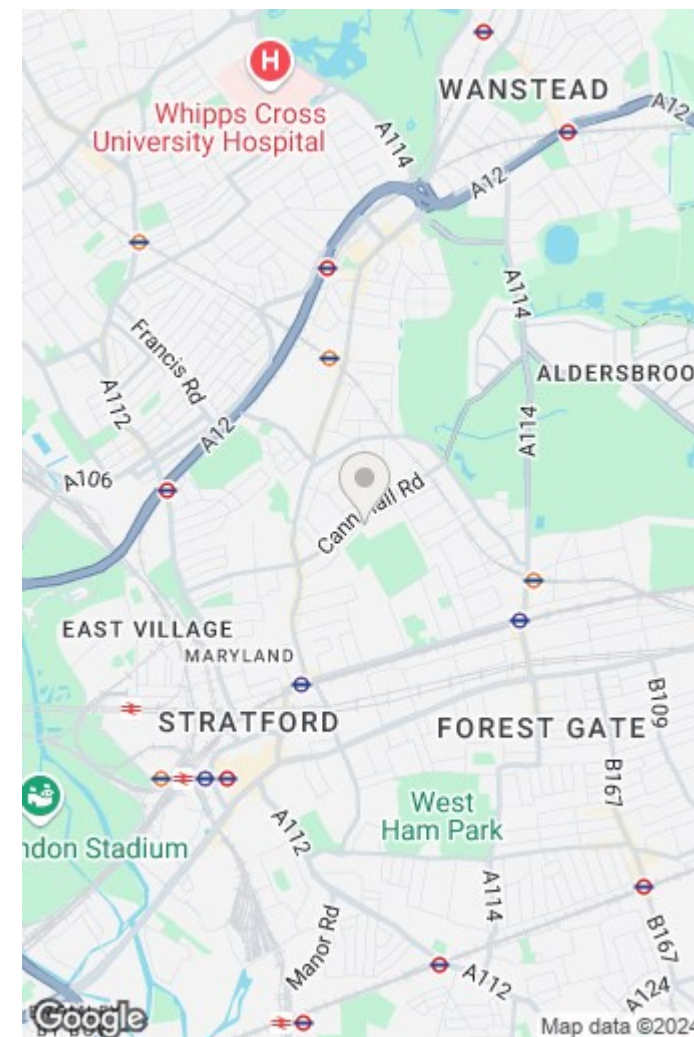
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been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



First Floor
Approx 41 sq m / 440 sq ft

Ground Floor
Approx 41 sq m / 439 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		
		77
	55	
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.