



Heyworth Road, London E15 1ST

Well Maintained Two-Bedroom Mid-Terraced House With Original Features

£500,000 F/H



Nestled on the charming Heyworth Road in London, we are pleased to present this well maintained two-bedroom mid-terraced house, with original features that add character and charm. Upon entering, you will find two inviting reception rooms, each adorned with feature fireplaces, picture rails, and exposed floorboards, creating a warm and welcoming atmosphere. These spaces seamlessly flow into the kitchen, perfect for everyday living.

The first floor boasts two well-proportioned bedrooms, each featuring their own fireplaces, providing a cosy retreat. Additionally, the family bathroom and a separate w/c enhance the practicality of the layout. One of the standout features of this property is the generous 29-foot rear garden, offering a private outdoor space for relaxation and recreation.

Conveniently located, this home is within easy reach of Maryland station, which is served by the Elizabeth Line, ensuring excellent transport links across London. The renowned Queen Elizabeth Olympic Park is also just a short distance away, providing ample opportunities for leisure and outdoor activities. Furthermore, Forest Lane Park is within walking distance, perfect for those who enjoy nature and green spaces.

This property is chain-free, making it an ideal choice for families seeking a home in a vibrant area. With its blend of original features and modern convenience, this house is not to be missed.

Entrance Via

double glazed front door to:

Hallway

wall mounted electric meter and consumer unit - stairs ascending to first floor - radiator - carpet to remain - door to:

Reception 2



double glazed window to rear elevation - feature fireplace - radiator - exposed floor boards - door to kitchen - opening to:





Reception 1



double glazed three splay bay window to front elevation - feature fireplace - power points - exposed floor boards.



Kitchen



double glazed window to side elevation - understairs storage cupboard housing gas meter - range of eye and base level units incorporating a sink with mixer tap and drainer - gas cooker point - space for fridge/freezer - tiled splash backs - power points - vinyl floor covering - door to:



Rear Porch



storage cupboard - double glazed sliding door to rear garden.

First Floor Landing

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

Bedroom 1



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

Bedroom 2



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

W/C



obscure double glazed window to side elevation - low flush w/c - wall mounted wash basin - vinyl floor covering.



Bathroom



obscure double glazed window to rear elevation - storage cupboard housing Worcester boiler - two piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - pedestal wash basin - tiled splash backs - radiator - vinyl floor covering.

Rear Garden
29'10" x 13'9" (9.11m x 4.21m)



partially paved with flower and shrub borders.

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: 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. You may be able to get limited indoor coverage.

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 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.

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 Deed of covenant dated 11 April 1859 made between (1) Charles Hinks and Silas Tucker and (2) The Several Persons whose names and seals were affixed thereto contains restrictive covenants. NOTE: No copy of the Deed referred to is filed at the Land Registry.

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..

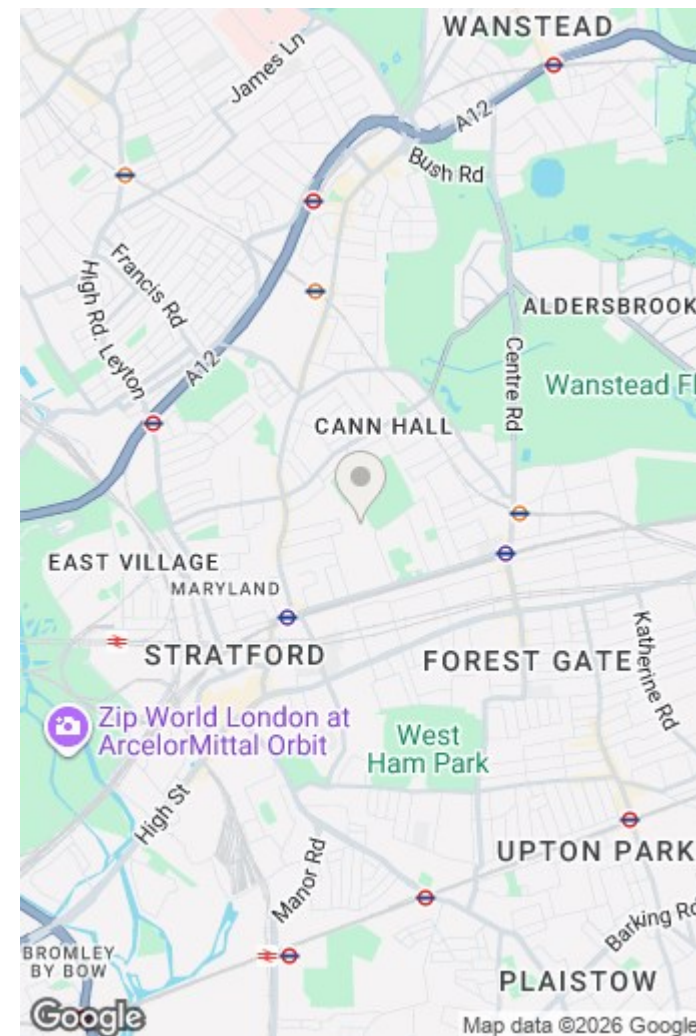
Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may 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.



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.



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			
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	