



P Disabled resident permit holders only

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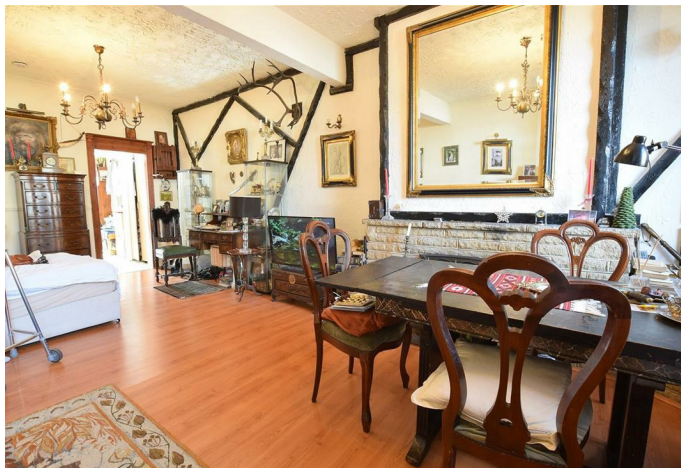


**Humberstone Road Plaistow E13 9NQ**

**Two Bedroom Mid-Terraced House With Through Lounge & Kitchen/Diner £355,000 Freehold**



David Daniels Professional Property Services are delighted to offer for sale this well maintained two bedroom mid-terraced house. Comprising of a through lounge, ground floor four piece bathroom suite, kitchen/diner and two double bedrooms on the first floor. The property is ideally situated with excellent transport links and amenities situated along Barking Road.



**Entrance via:**  
partially glazed front door - secondary door to:

**Through Lounge:**  
24'8" to bay x 13'1" narrowing to 9'9" ( 7.54m to bay x 4.00m  
narrowing to 2.99m)



double glazed three splay bay window to front elevation - two radiators - power points - wood effect floor covering - stairs ascending to first floor - door to:

**Through Lounge:**



**Hallway:**  
cupboard - tiled floor covering - doors to:

**Bathroom:**  
8'3" x 5'9" (2.52m x 1.77m)



skylight window - four piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - bidet - pedestal washbasin - low flush w/c - tiled walls - radiator - tiled floor covering.

**Kitchen/Diner (L-shape):**  
12'11" x 9'9" + 4'3" x 2'11" (3.94m x 2.99m + 1.31m x 0.91m)



double glazed window to rear elevation - range of eye and base level units incorporating a one and a half bowl stainless steel sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power

points - radiator - tiled floor covering - partially glazed door to rear garden.

**Kitchen/Diner (L-shape):**



**First Floor Landing:**  
carpet to remain - doors to:

**Bedroom One:**  
13'3"(into alcove) x 10'10" (4.04m(into alcove) x 3.32m )



two double glazed windows to front elevation - radiator - power points - carpet to remain - cupboard housing Main boiler.

**Bedroom Two:**  
**11'3" x 9'10" (3.44m x 3.02m )**



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

**Rear Garden:**  
**37'11" (11.56m)**



paved with flower and shrub borders.

**Rear Garden:**



**Mortgage**

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

**Viewing**

To view this property please call us to make an appointment on 020 8555 3521.

**Opening hours**

Monday and Friday: 8.30 am - 6.00 pm Tuesday to Thursday: 8.30 am - 7.00 pm Saturday: 9.30 am - 5.00 pm

**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:

RG Solicitors £100.

Knight Richardson Solicitors £200

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

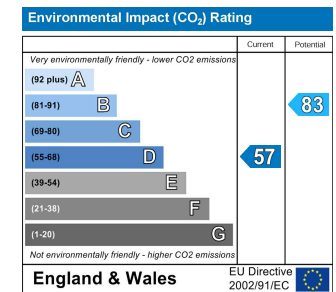
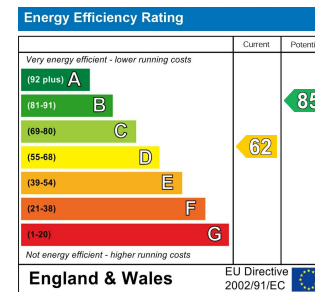
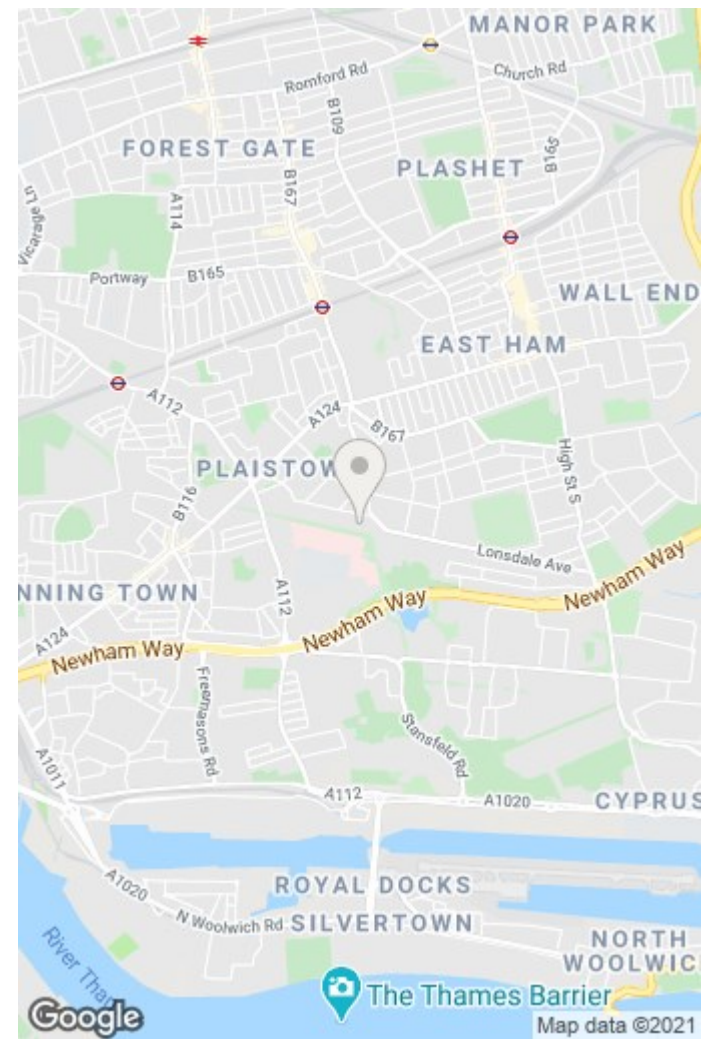
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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