



Vernon Road Stratford E15 4DG

Ideally Situated Two Bedroom House - Through Lounge - Courtyard Garden Offers In Excess Of

David Daniels Professional Property Services are delighted to offer for sale this Victorian two double bedroom mid-terraced house that is ideally situated in the heart of "Stratford Village".

The property is well presented and comprises of two double bedrooms, through lounge, ground floor bathroom and a courtyard garden.



Entrance Via:
partially glazed front door to hallway - partially glazed door to:

Through Lounge:
22'11"(to bay) x 12'2" narrowing to 8'10"(to alcov (6.99m(to bay) x 3.72m narrowing to 2.71m(to alcove)



three splay double glazed bay window to front elevation - double glazed window to rear elevation - two radiators - power points - carpet to remain - stairs ascending to first floor - door to:

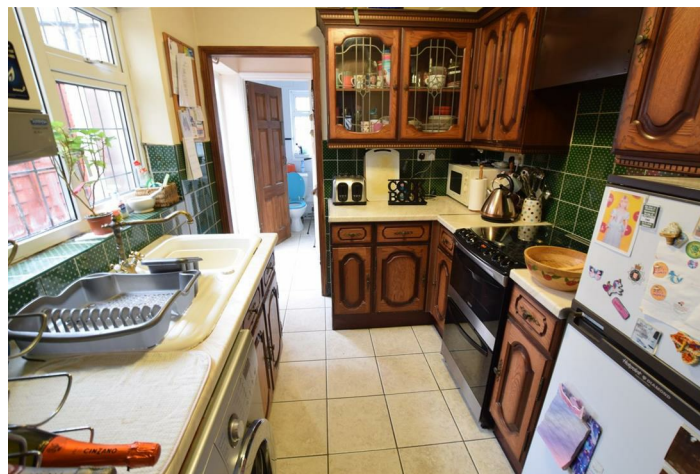
Through Lounge:



Through Lounge:



Kitchen:
7'10" x 7'5" (2.40m x 2.27m)



double glazed window to side elevation - wall mounted Potterton boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - gas cooker point - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - tiled floor covering - opening to:

Hallway:

double glazed door to rear garden - storage cupboard - tiled floor covering - door to:

Bathroom (L-Shape):
6'3" x 4'10" + 3'4" x 0'9" (1.91m x 1.48m + 1.02m x 0.24m)



obscure double glazed window to rear elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled walls - radiator - tiled floor covering.

First Floor Landing:

double glazed window to rear elevation - access to loft - carpet to remain - doors to:

Bedroom One:

12'2" (to alcove) x 10'5" (3.71m (to alcove) x 3.18m)



two double glazed windows to front elevation - radiator - power points - carpet to remain:

Bedroom Two:
10'5" x 9'6" (to alcove) (3.19m x 2.90m (to alcove))



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

Rear Garden:
5'4" x 12'11" (not including side return) (1.65m x 3.94m (not including side return))



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 follows and will not impact upon the quotes you are given:

RG Solicitors £100.

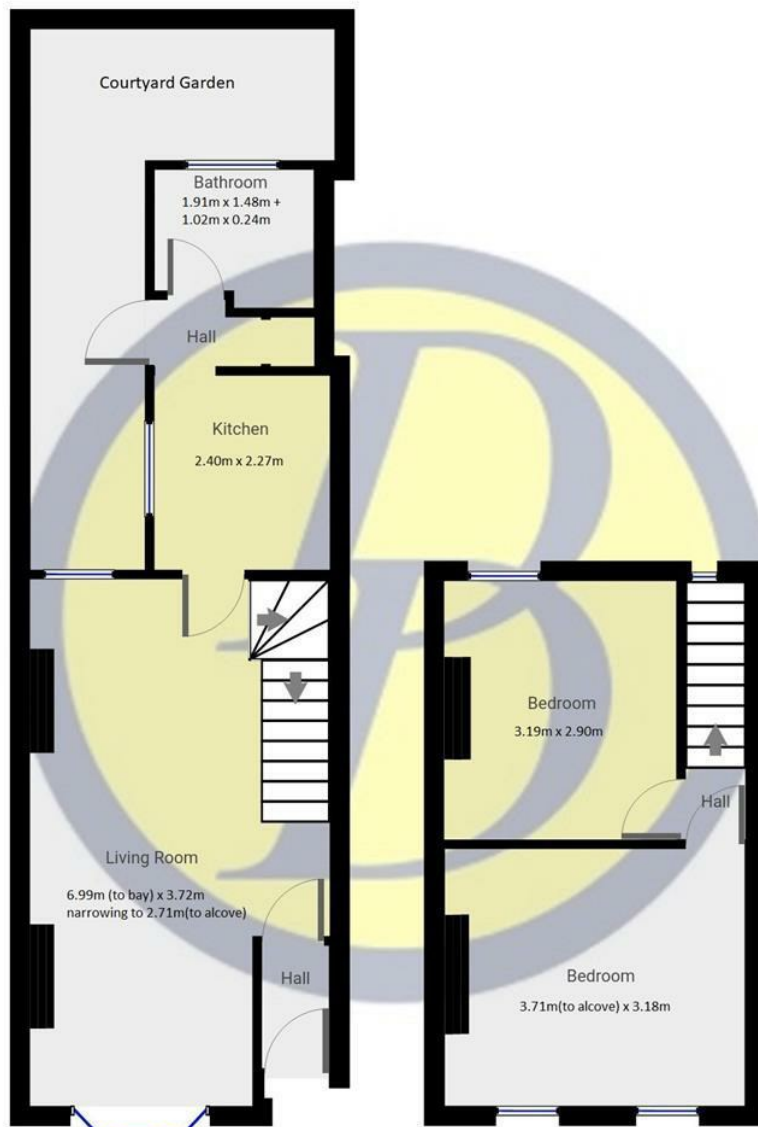
Knight Richardson Solicitors £200

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.





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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 68 | |
| (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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