



Geere Road Stratford E15 3PW

**Well Presented Four Bedroom House Guide Price £620,000 - £640,000**



Guide Price £620,000 - £640,000.

We are delighted to offer for sale this well presented and extended four bedroom house that is ideally situated on Geere Road.

The accommodation comprises a through lounge, ground floor w/c, extended kitchen/diner with Bi-folding doors to the rear garden, spacious master bedroom with en suite and a spacious and well equipped first floor bathroom.

The property is ideally situated a short walk from West Ham Park and would make for an ideal family home.



**Entrance Via:**  
partially glazed door to:

**Hallway:**  
stairs ascending to first floor - radiator - power points - wood effect floor covering - doors to:

**Through Lounge:**  
24'7" (to bay) x 11'8" narrowing to 9'1" (7.50m(to bay) x 3.57m narrowing to 2.79m )



double glazed three splay bay sash window to front elevation - two radiators - power points - wood effect floor covering.

**Through Lounge:**



**Kitchen/Diner (L-shape):**  
14'5" x 9'1" + 7'9" x 2'11" (4.40m x 2.79m + 2.37m x 0.91m)



skylight window - double glazed window to rear elevation - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - space and plumbing for washing machine - tiled splash backs - power points - radiator - tiled floor covering - bi-fold door to rear garden.

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



**W/C:**



low flush w/c - wall mounted wash basin - tiled floor covering.

**First Floor Landing:**  
stairs ascending to second floor - cupboard housing boiler - carpet to remain - doors to:

**Bedroom One:**  
15'2" (to alcove) x 13'2" (to bay) (4.63m (to alcove) x 4.03m (to bay))



double glazed three splay bay sash window to front elevation - double glazed sash window to front elevation - radiator - power points - carpet to remain - door to:

**En suite:**  
shower cubicle - low flush w/c - wall mounted wash basin - tiled splash backs - tiled floor covering.

**Bedroom Two:**  
9'8" x 8'1" (2.95m x 2.47m )



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

**Bathroom:**  
9'3" x 7'8" (2.84m x 2.36m)



obscure double glazed window to rear elevation - wall mounted extractor fan - four piece suite comprising of a panel enclosed bath with mixer taps - shower cubicle - vanity sink unit - low flush w/c - heated towel rail - tiled floor covering.

**Second Floor Landing:**  
skylight window - doors to:

**Bedroom Three:**  
18'8" (to eve) x 13'10" narrowing to 9'3" (5.71m (to eve) x 4.22m narrowing to 2.84m )



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

**Bedroom Four:**  
9'8" x 6'9" (2.96m x 2.06m )



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

**Rear Garden:**  
31'10" (9.70m)



partially paved with remainder laid to lawn.

#### **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:

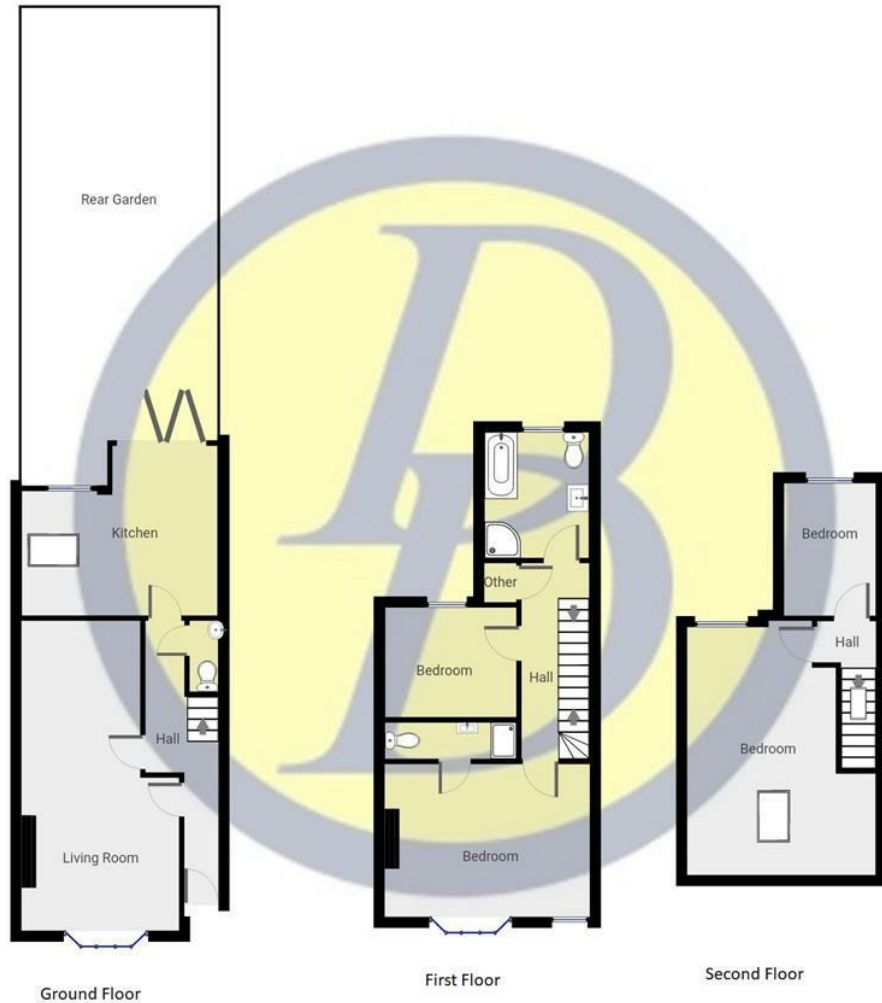
Knight Richardson Solicitors £200

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

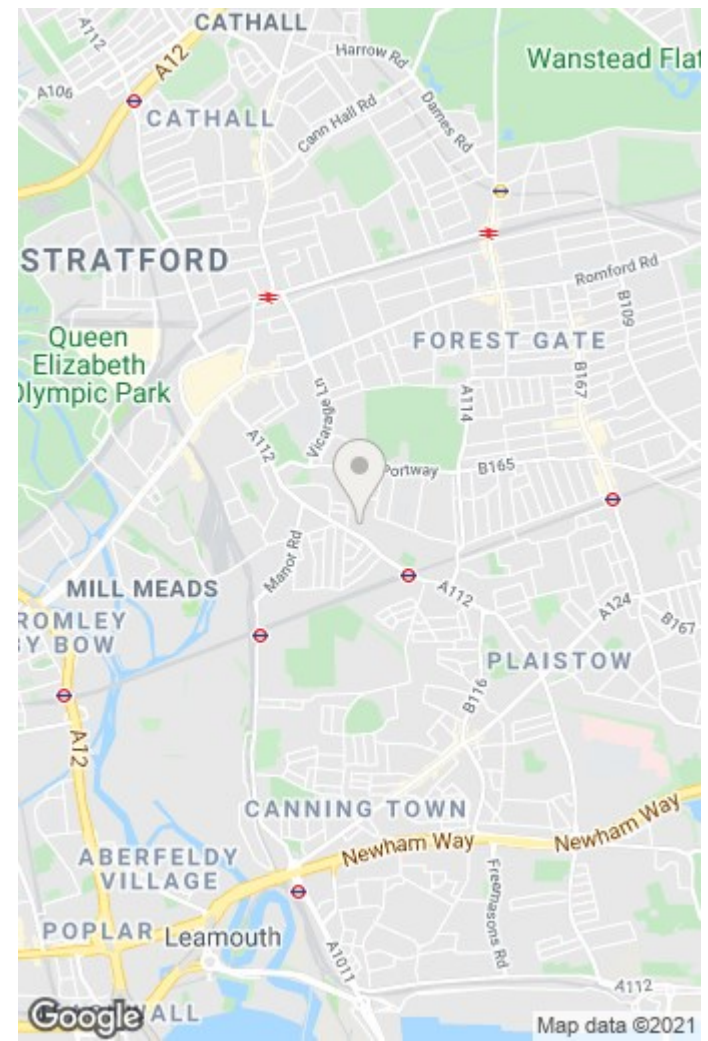
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. DAVID DANIELS DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS. FURNITURE DETAILED ON THE FLOORPLAN IS FOR GUIDANCE PURPOSES ONLY AND MAY NOT BE INCLUDED IN THE TERMS OF THE SALE OR LET.



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			
		55	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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