



**Pine Avenue Stratford E15 1UL**

**Spacious and Well Presented Three Double Bedroom House Offers Over £565,000 F/H**



We are delighted to offer this well presented three bedroom house that is ideally nestled between Stratford & Leyton stations and boasts ample storage.

Comprising of lounge, kitchen/diner, ground floor w/c, three double bedrooms to the first floor, first floor bathroom with separate w/c and a beautiful rear garden.

The property is situated within easy reach of excellent bus connections, and both Maryland and Stratford stations which connect with the Jubilee, DLR, Elizabeth Line, Central Line as well as London Overground services.

Stratford has become one of the most vibrant and popular destinations in London with entertainment venues including Stratford circus, Theatre Royal Stratford, and Aspers Casino situated in the ever popular Westfield Stratford City which also offers a vast array of shops, bars and restaurants to cater for all tastes

#### Entrance Via:

double glazed door to:

#### Hallway:

stairs ascending to first floor - radiator - power point - cupboard housing consumer unit and electric meter - vinyl floor covering - doors to:

#### Lounge:



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

#### Hallway:

storage cupboard - double glazed door to rear garden - door to:

#### Kitchen/Diner:



double glazed windows to front and rear elevations - wall mounted Biasi boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - gas cooker point - tiled splash backs - power points - radiator - tiled floor covering - door to Hallway:

#### Kitchen/Diner:



#### Kitchen/Diner:





**W/C:**



obscure double glazed window to front elevation - low flush w/c - wall mounted wash basin.

**First Floor Landing:**

access to loft - two storage cupboards - power point - carpet to remain - doors to:

**Bedroom One:**



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

**Bedroom Two:**



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

**Bedroom Three:**



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

**Bathroom:**



obscure double glazed window to front elevation - two piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wash basin - splash backs - heated towel rail - vinyl floor covering.

**Bathroom:**





**W/C:**



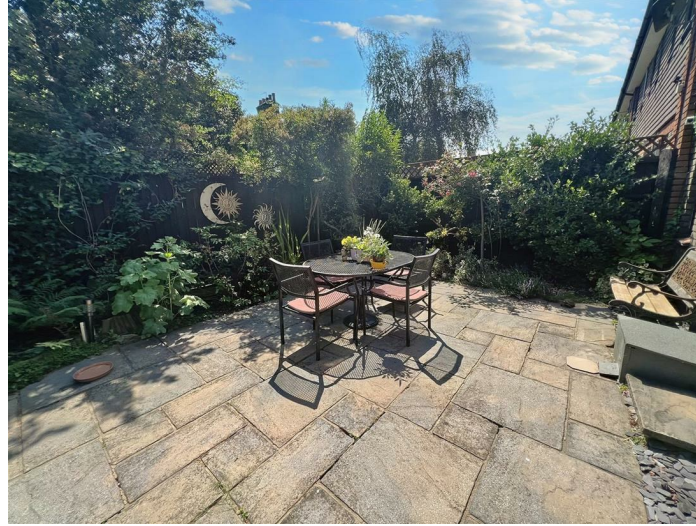
obscure double glazed window to front elevation - low flush w/c - carpet to remain.

**Rear Garden:**



partially paved - remainder laid to lawn with flower and shrub borders.

**Rear Garden**



**Rear Garden:**



**Rear Garden:**



**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.

**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:

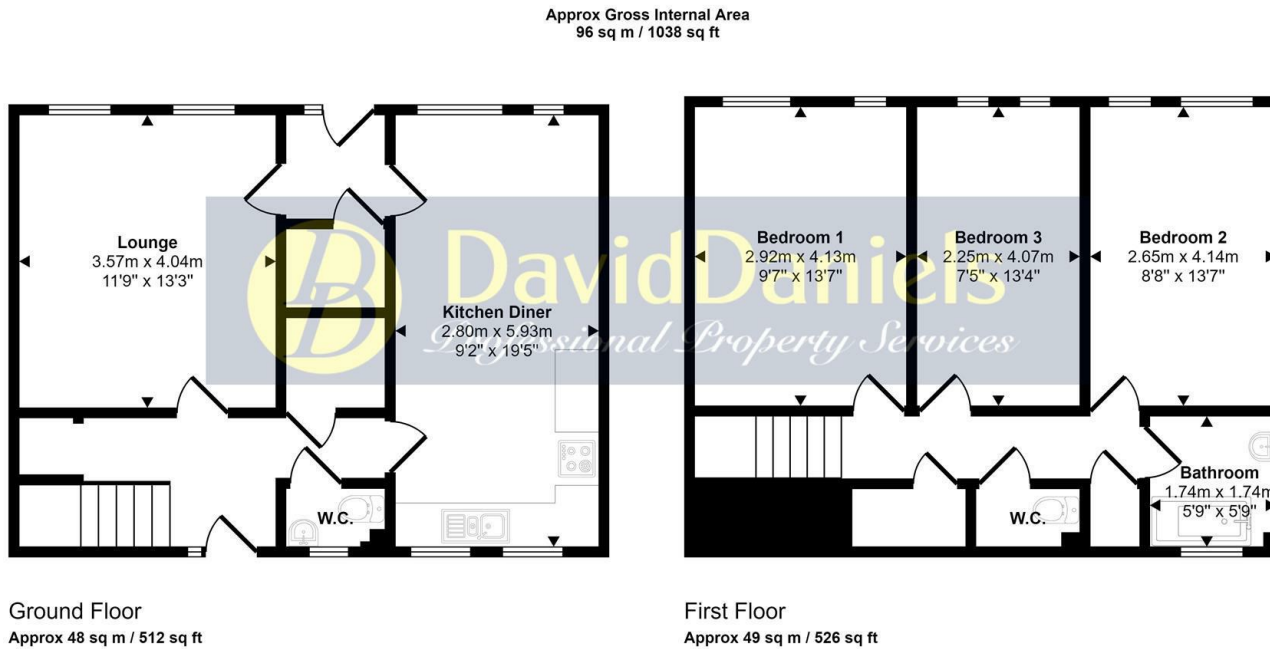
Knight Richardson Solicitors £200.

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

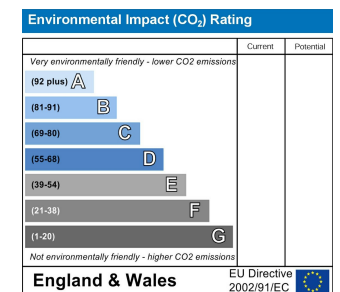
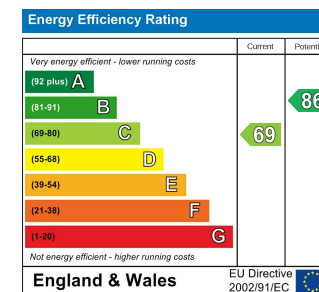
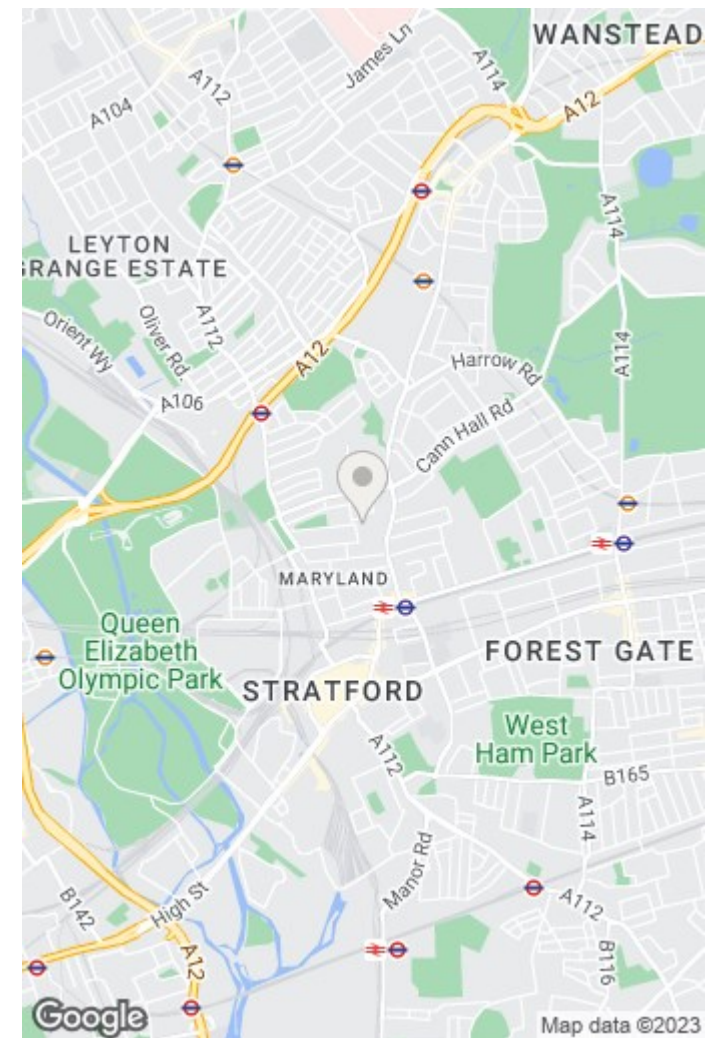
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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





This floorplan is 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.