



# For Sale

**House - Terraced**

Tom Hood Close | London | E15

**Offers Over £500,000 | Freehold**

1 Receptions | 2 Bedroom | 1 Bathroom

- Two Double Bedroom House
- Cul-de-sac
- 0.2 Miles to Maryland Station
- 0.6 Miles to Stratford International Station
- Private Rear Garden
- Loft Space
- Freehold
- Vacant Possession
- Local Authority: Newham | Band C
- EPC | D



*Hawks*

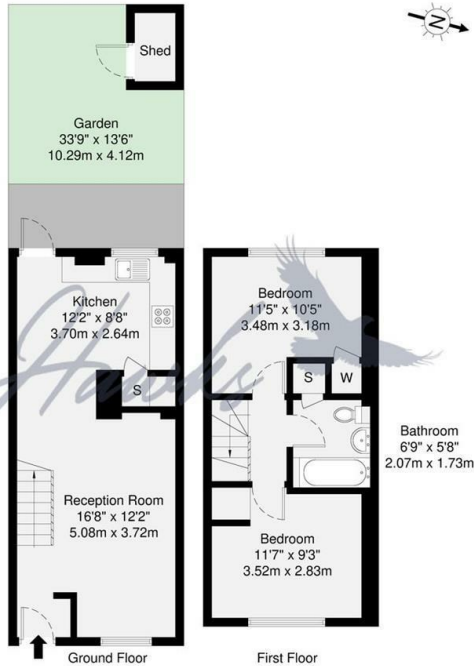
FREEDOM TO MOVE





Tom Hood Close, E15

GROSS INTERNAL AREA  
62.9 sq m / 677 sq ft



GROSS INTERNAL AREA (sq m / sq ft): 62.9 sq m / 677 sq ft  
TOTAL STORAGE SPACE (sq m / sq ft): 1.9 sq m / 20 sq ft  
EXTERNAL FEATURES (sq m / sq ft): 42.4 sq m / 456 sq ft  
RESTRICTED HEAD HEIGHT (sq m / sq ft): 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Hawks presents this two double bedroom freehold house at Tom Hood Close, London, E15, in a cul-de-sac.

The property comprises a reception room, a kitchen, two double bedrooms, a family bathroom, and a private rear garden, with additional loft space. Gross internal floor area is approximately 677 sq ft. The property is offered with vacant possession.

The EPC Energy Efficiency Rating is 61 (Band D). Council Tax Band C (London Borough of Newham).

Maryland station (London Overground) is approximately 0.2 miles away (around a 5-minute walk). Stratford International station (High Speed 1 and DLR), near Westfield Stratford City and the Queen Elizabeth Olympic Park, is approximately 0.6 miles away (around a 13-minute walk).

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>86</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>61</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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