



Olive Road, Plaistow

London, E13 9PU

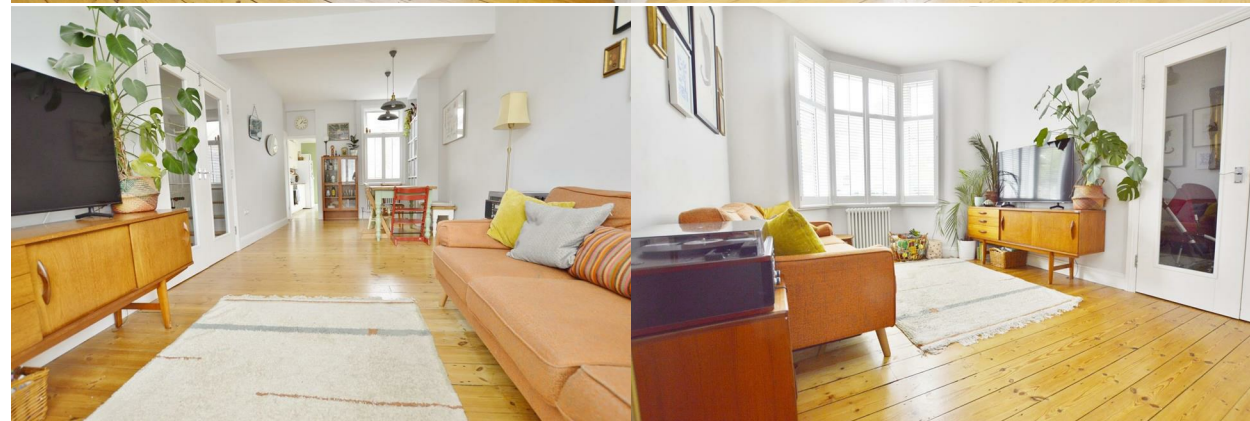
Offers In Excess Of £475,000



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DESCRIPTION

OFFERS IN EXCESS OF £475,000. An elegantly restored, and lovingly presented three bedroom Victorian Mid-Terrace home is located within the ever popular New City Estate of Plaistow. The property on offer has been well maintained by the current owners who have carried lots of works, which include converting the loft area to create a bright and spacious bedroom with large Velux windows, furthermore the property has been tastefully redecorated throughout, the flooring has been elegantly exposed and treated to add character and charm to the home. Situated moments away from both Upton Park and Plaistow Underground, which offers great links into Central London and Docklands. The open green space of Central Park and the Green Way are within easy reach, which is ideal for long walks, fitness activities and great bike rides through the Greenway which connects to Hackney. To fully appreciate the property on offer an internal viewing is highly advised.



ROOMS

THROUGH LOUNGE
22'4" plus bay x 9'11"

KITCHEN
12'7" x 7'7"

BATHROOM

REAR GARDEN

FIRST FLOOR

BEDROOM ONE
13'2" x 11'1"

BEDROOM TWO
11'0" x 7'8"

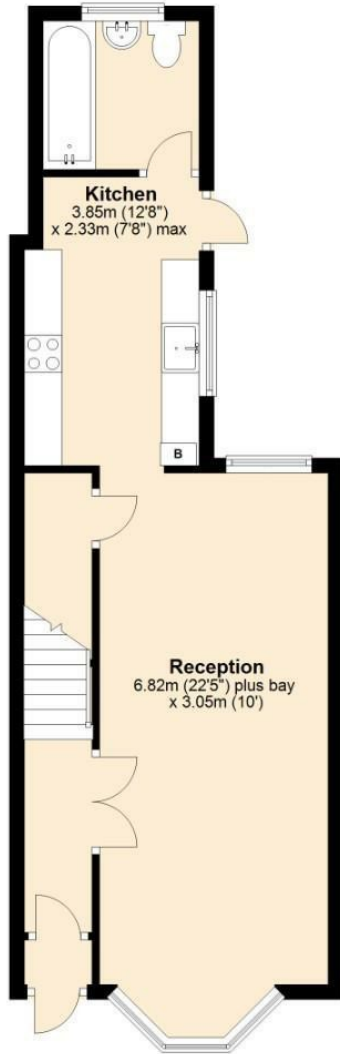
SECOND FLOOR

BEDROOM THREE
16'11" x 11'7"



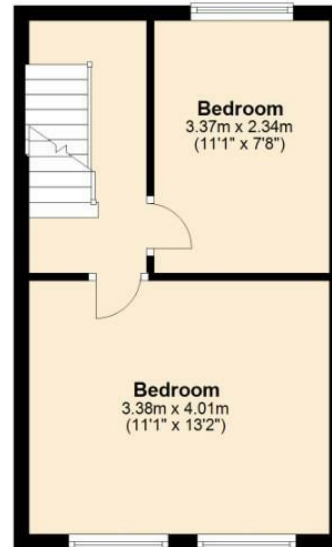
Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.7 sq. feet)



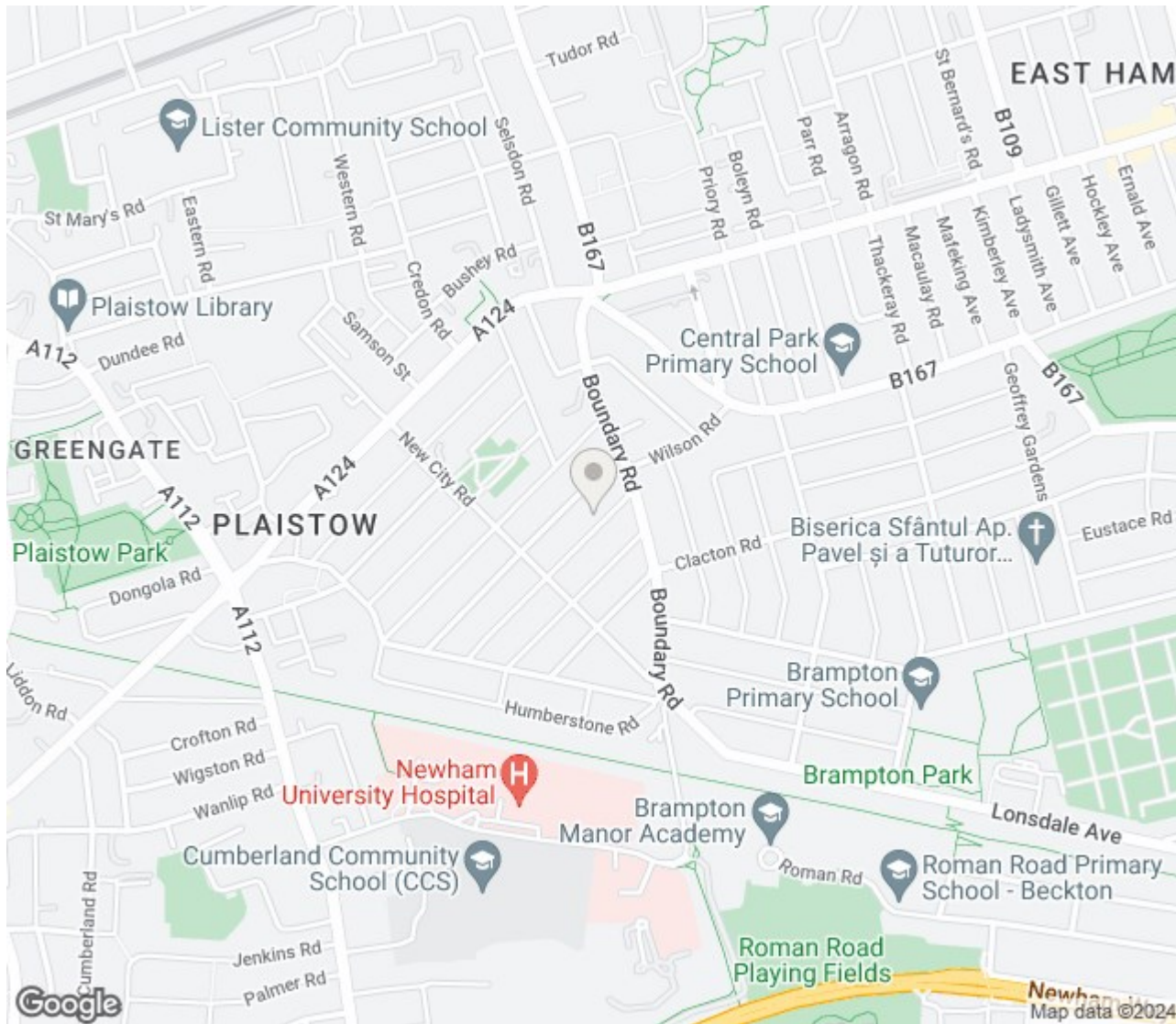
Second Floor

Approx. 18.5 sq. metres (199.5 sq. feet)



Total area: approx. 87.5 sq. metres (941.6 sq. feet)





ENERGY PERFORMANCE CERTIFICATE

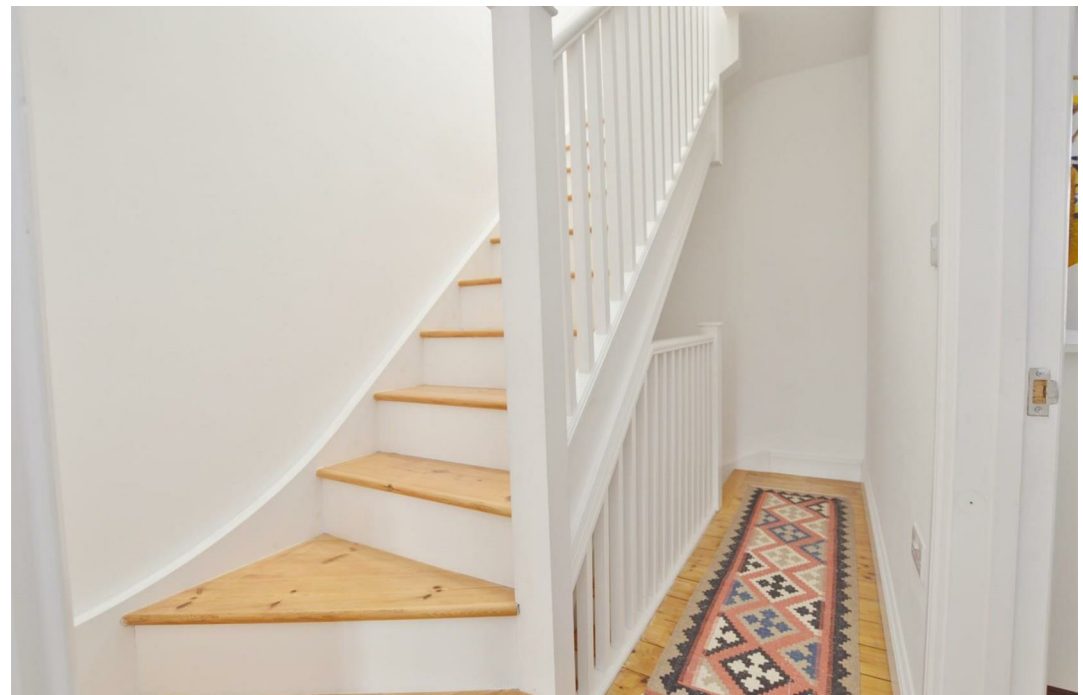
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.