



HUNTERS[®]
HERE TO GET *you* THERE

Woodside Road, Plaistow, London, E13 8RX

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Guide Price £425,000 - £450,000

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Discover the perfect blend of Victorian charm and modern potential in this spacious mid-terrace home, ideally situated on a peaceful residential street in Plaistow, just off Prince Regents Lane.

Step inside to find a welcoming first floor featuring three bedrooms, perfect for family living, along with a family bathroom. The ground floor offers an abundance of living space, including two versatile reception areas, a functional kitchen, a convenient lean-to, and a generously sized rear garden, ideal for entertaining and relaxation.

This property boasts incredible potential for rear and loft extensions (subject to planning permission), allowing you to customize and expand your living space to suit your needs.

Conveniently located, this home offers excellent access to Custom House Station (Elizabeth Line), Prince Regents DLR, Plaistow, and Canning Town stations, as well as numerous bus routes. The renowned Excel Centre and a host of local amenities are just a stone's throw away, ensuring you have everything you need within easy reach.

Offered chain-free, this property presents a fantastic opportunity to own a charming Victorian home in a sought-after location. Don't miss out on the chance to make this house your dream home. Contact us today to arrange a viewing!

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

RECEPTION ONE

13'6" x 10'7"

Double glazed bay window to front with fitted cupboards below, wall mounted radiator, feature fireplace, laminated flooring.

RECEPTION TWO

11'6" x 11'1"

Double glazed window to rear, laminated flooring, wall mounted radiator.

KITCHEN

11' x 9'1"

Range of fitted wall and base units, roll top work surface, sink and drainer, oven and hob, wall mounted boiler, double glazed window to side, tiled walls and floor.

GROUND FLOOR W.C

Double glazed window to rear, low level w.c, tiled walls and floor.

CONSERVATORY

8'8" x 7'5"

Double glazed windows to front and side, fitted cupboards, work surface, tiled floors.

GARDEN

Paved patio area, mainly laid to lawn.

FIRST FLOOR**BEDROOM ONE**

14'1" x 10'11"

Two double glazed windows to front, fitted wardrobes, laminated flooring, wall mounted radiator.

BEDROOM TWO

10'11" x 8'8"

Double glazed window to rear, laminated flooring, wall mounted radiator, fitted wardrobes and cupboards.

BEDROOM THREE

8'7" x 6'7"

Double glazed window to rear, laminated flooring, wall mounted radiator.

BATHROOM

6'1" x 5'4"

Three piece suite comprising of panelled bath with mixer tap and shower attachment, low level w.c, wash basin, double glazed window to rear, tiled walls and floor, wall mounted radiator.

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. 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.









