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**St James Road, Stratford, London, E15 1RL**

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Guide Price £650,000 - £700,000

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Nestled on St. James Road in Stratford, this newly refurbished Victorian terrace house offers a perfect blend of modern living and classic charm. With three well-proportioned bedrooms and two stylish bathrooms, this property is ideal for families or professionals seeking a comfortable home.

As you enter, you are greeted by a spacious reception room that boasts double height ceilings, creating an airy and inviting atmosphere and beautiful engineered wood flooring. This generous space is perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home is undoubtedly the luxury fitted kitchen, featuring a beautiful shaker style design complemented by solid oak work surfaces. This kitchen is not only functional but also a delightful space for culinary creativity.

One of the standout features of this property is the impressive large garden, providing a tranquil outdoor space. Whether you wish to host summer barbecues, plough your own garden, or simply relax in the fresh air, this garden offers endless possibilities.

Conveniently located on the cusp of Forest Gate and open fields of Wanstead flats, the property is situated within reach of Maryland train station, which connects you to the Elizabeth Line, making commuting a breeze. This prime location ensures that you are well-connected to the vibrant amenities of Stratford, including shops, restaurants, and parks.

In summary, this Victorian terrace house on St. James Road is a remarkable find, combining spacious living areas, modern amenities, and a lovely garden in a sought-after location. It presents an excellent opportunity for those looking to settle in a charming and well-connected neighbourhood.

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**Approximate Gross Internal Area 949 sq ft - 89 sq m**

Ground Floor Area 524 sq ft – 49 sq m

First Floor Area 425 sq ft – 40 sq m



Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**THROUGH LOUNGE**

24' x 11'5"

**KITCHEN**

23' x 8'8"

**GROUND FLOOR W.C**

**GARDEN**

52'2" x 16'7"

**FIRST FLOOR**

**BEDROOM ONE**

14'10" x 10'4"

**BEDROOM TWO**

10'8" x 9'10"

**BEDROOM THREE**

8'9" x 6'1"

**BATHROOM**

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.



















