



**HUNTERS®**

HERE TO GET *you* THERE

**Sutton Court Road, Plaistow, London, E13 9NS**

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Asking Price £575,000

OPEN DAY - SATURDAY 24TH MAY 11AM -12.30PM

This stunning five-bedroom Victorian terraced home is a true gem. With its rich character and charm, this property boasts an array of delightful features that are sure to impress.

As you step inside, you will be greeted by the warmth of stripped wood floors that flow throughout the home, complemented by high ceilings that create a sense of space and light. The elegant sash windows not only enhance the aesthetic appeal but also invite natural light to fill the rooms, making the living areas feel bright and welcoming.

The property has been thoughtfully extended into the loft, adding two additional bedrooms and a bathroom, making it perfect for families or those who desire extra space. The layout is both practical and inviting, providing ample room for relaxation and entertaining.

Outside, the garden offers a tranquil retreat, ideal for enjoying sunny days or hosting gatherings with friends and family. This outdoor space adds to the overall charm of the home, providing a perfect balance between indoor and outdoor living.

Located in a lively neighbourhood, this Victorian home is not only a beautiful residence but also a wonderful opportunity to embrace the local community. With its unique character and modern conveniences, this property is a must-see for anyone looking to make a home in London.

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Ground Floor

### Approximate Gross Internal Area 1200 sq ft - 112 sq m

Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 440 sq ft – 41 sq m

Second Floor Area 320 sq ft – 30 sq m



First Floor



Second Floor

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**THROUGH LOUNGE**

24'5" x 14'2"

**KITCHEN**

13'3" x 8'8"

**REAR GARDEN**

26'11" x 14'9"

**FIRST FLOOR****BEDROOM ONE**

14'2" x 11'

**BEDROOM TWO**

11'3" x 8'11"

**BEDROOM THREE**

8'10" x 6'6"

**BATHROOM****SECOND FLOOR****BEDROOM FOUR**

13'2" x 8'4"

**BEDROOM FIVE**

12'9" x 8'

**SHOWER ROOM**

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.



















