



## Crownfield Road, Stratford, London, E15

Offers In Excess Of £725,000

Freehold

**FOR SALE**

2 2 4

- Extended Victorian terraced house
- 4 Bedrooms
- Fully extended loft conversion
- Cellar & ground floor wc
- Kitchen/diner & utility room
- Leyton Tube Station 0.4 mile
- EPC rating: C (73) & Council tax band: D
- Chain-free
- Private rear garden
- Internal: 1719 sq ft (160 sq m)

This stunning four-bedroom Victorian terrace house perfectly blends period charm and contemporary living. The exterior exudes classic elegance, while the interior has been thoughtfully extended and modernised to create a spacious and luxurious family home.

Step inside to discover a welcoming hallway that leads to two generously proportioned through reception rooms, both with engineered oak flooring. The first room, with its large vintage bay window and stylish tower radiator, is perfect for relaxation or entertaining.

The heart of the home is the open-plan kitchen and dining area. This bright and airy space features marbled tile floors, a sleek black-tiled backsplash, modern white countertops, and glossy cabinetry. A convenient utility room and a downstairs shower room complete the ground floor.

Ascending the stairs, you'll find two spacious double bedrooms and a family bathroom. On the top floor, a fully extended loft conversion provides two additional bedrooms and a stylish shower room. The home also benefits from a convenient cellar.

Outside, the property features a beautifully paved rear garden, providing fantastic low-maintenance living.

The location is truly exceptional. Just a short walk from Leyton Station, with easy access to the Central Line, providing convenient transportation to Central London and beyond. The nearby Olympic Park offers a wealth of recreational opportunities, including green spaces, sports facilities, and cultural attractions. Westfield Stratford City is also within easy reach, offering shops, restaurants, and entertainment options.

The property is also ideally located within walking distance of excellent schools, making it a prime choice for families with

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room one, reception room two, kitchen/diner & cellar.

### Cellar

15'3 x 4'11 (4.65m x 1.50m)

### Ground Floor WC

### Reception Room

11'5 x 10'10 (3.48m x 3.30m)

Open to:

### Reception Room Two

Open to reception room one

### Kitchen/diner

30'10 x 14'5 (9.40m x 4.39m)

Door to ground floor wc. Access to rear garden.

### First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

### Bedroom One

15'1 x 13'3 (4.60m x 4.04m)

### Bedroom Two

14'8 x 8'7 (4.47m x 2.62m)

### Utility Room

6'0 x 5'5 (1.83m x 1.65m)

### First Floor Bathroom

9'8 x 8'8 (2.95m x 2.64m)

### Second Floor Landing

Door to all second floor rooms.

### Bedroom Three

18'8 x 15'1 (5.69m x 4.60m)

### Bedroom Four

8'0 x 7'5 (2.44m x 2.26m)

### Shower Room

### Rear Garden

### Additional Information:

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: D

### Notice:

All photographs are provided for guidance only.

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

Approximate Gross Internal Area 1719 sq ft - 160 sq m  
Cellar Area 93 sq ft - 9 sq m  
Ground Floor Area 710 sq ft - 66 sq m  
First Floor Area 526 sq ft - 49 sq m  
Second Floor Area 390 sq ft - 36 sq m



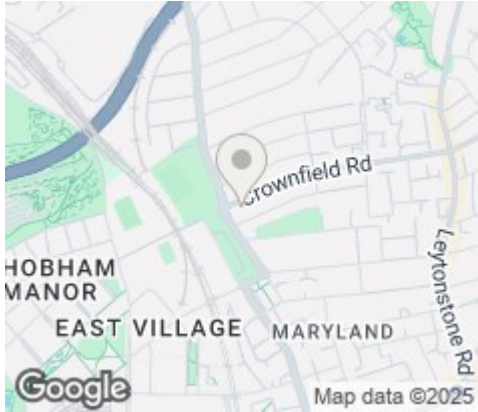
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

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		
	73	82
England & Wales	EU Directive 2002/91/EC	

## LOCATION



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