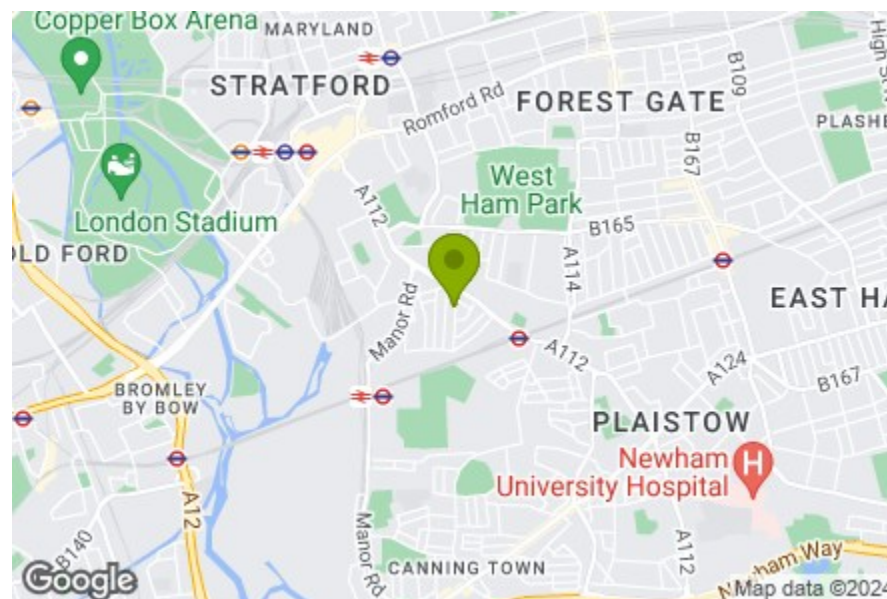


Total Area: 77.1 m² ... 829 ft²
All measurements are approximate and for display purposes only.

- Reception Room
23'11" x 10'3"
- Kitchen
9'10" x 8'9"
- Utility Room
- WC
- Bedroom
13'8" x 10'11"
- Bedroom
11'0" x 8'6"
- Bathroom
8'10" x 8'6"
- Garden
31'2"



Energy Efficiency Rating	
Current	Potential
69	89

England & Wales EU Directive 2002/91/EC



HOLBROOK ROAD, STRATFORD

Offers In Excess Of £525,000 Freehold 2 Bed House - Terraced



Features:

- Two Bedroom Bay Fronted House
- Stunning Bathroom with Shower and Bath
- Kitchen with Herringbone Floors
- Downstairs WC
- Large Through Reception
- Beautiful Landscaped Garden
- Close to Plaistow Station
- Chain Free

This attractive two bedroom Victorian terraced house in Plaistow is close to local shops and stations and within easy walking distance of the centre of nearby Stratford. In excellent condition throughout, with a lovely garden and close to lots of parks and green spaces, it's a great place to live.

REQUEST A VIEWING
0203 397 2222

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hello17@stowbrothers.com
0203 397 9797

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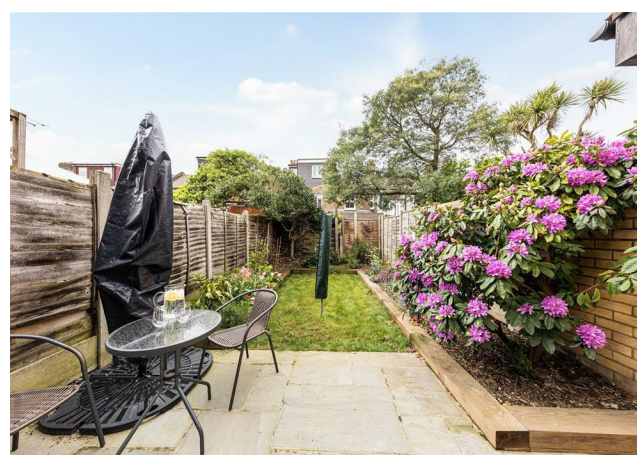
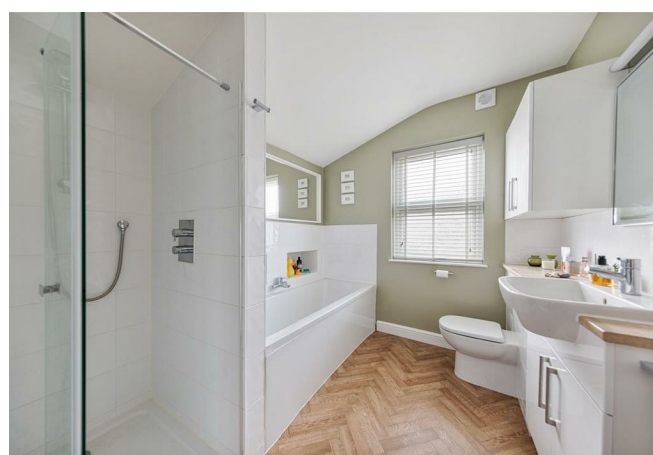
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IF YOU LIVED HERE...

You'd not only have a generously sized two bedroom property but also the potential to expand and add value. Many neighbouring properties have large loft and/or rear extensions. The house has 829 sq ft of space over two floors with an abundance of space on the ground floor which has a 24ft long living room and a separate kitchen. Originally two rooms, the stunning living room has generous period proportions and features including ceiling roses and cornicing, and two cast iron fireplaces. It divides naturally into a lounge area and a dining zone, and has plentiful natural light thanks to a large front bay window and a rear window with garden views. William Morris Strawberry Thief wallpaper on the chimney breasts add character and connects the room visually to the kitchen where the same wallpaper can be glimpsed through the doorway. The week-equipped kitchen is a welcoming space lined with smart fitted cabinets that provide plenty of storage and worktop space, and house integrated and freestanding appliances. A door at the end leads to the rear garden via a convenient utility area with a separate WC and garden views; a pleasant place to do your laundry.

The first floor is home to two bedrooms and the bathroom. The main front bedroom has two large windows and plenty of space for a kingsize bed and bedroom furniture, whilst the second double bedroom has garden views. Both are carpeted for comfort and feature cast iron fireplaces. All four fireplaces in the property are functional. The bathroom is serene and spacious, with a bath, a separate shower cubicle, and a

washbasin and WC console. Natural light from the large window is maximised by the stylish simple decor that includes white metro tiled and herringbone pattern flooring. Outside, the sunny west-facing landscaped garden is a lovely place to relax, dine or entertain. The paved terrace adjacent to the house is a sheltered spot, and the lawn is bordered by beds with beautiful mature planting.

WHAT ELSE?

- You'll be living just a couple of minutes from the local shops in Plaistow, within easy walking distance of the neighbourhood amenities of West Ham, and less than a mile from East London hub of Stratford with its town centre shops and services including Westfield Shopping Mall.
- There are plenty of great green spaces nearby, with Stratford Park and West Ham Park both within a ten minute walk, the playing fields of Memorial Park less than a mile away, and the fantastic wide open spaces and world class sports facilities of the Olympic Park just over a mile from your door.
- It's an eight minute walk to Plaistow station. This has direct Hammersmith & City and District Line journeys to the City (Cannon Street 20 min), Westminster (27 min), and Victoria (30 min). At West Ham one stop away you can connect to the Jubilee Line, DLR and c2c rail, for fast direct journeys to Stratford (2 min), Canary Wharf (4 min), City Airport (11 min), and the City (Fenchurch Street 11 min, Liverpool Street 18 min). Or you can hop onto the DLR at Abbey Road station, a ten minute walk away.



A WORD FROM THE OWNER...

"I've loved bringing this home back to its former glory while making sure it has a contemporary edge -- it has very much been a passion project!! I got great satisfaction redesigning the kitchen and bathroom to make the best use of each space (and adding a utility and downstairs loo too!), adding four working fireplaces, and creating a haven in the back garden perfect for enjoying breakfast on a sunny weekend or a BBQ with friends and family.

I've chosen décor that invokes a calm, understated feel whilst reflecting the heritage of the house, and my decorator has even used photos of the house in his portfolio. Above all, my favourite thing has been making sure everything is finished to a high standard while feeling like a home: and there's nothing quite like sitting in front of the fire on a chilly evening snuggled on the sofa.

I'm moving as my partner and I are getting married. Much as we love this house, we're relocating outside of London to be closer to family. I hope the person who buys this home enjoys it as much as I have, and continues to give it the love it deserves."

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