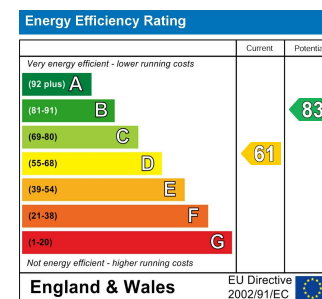
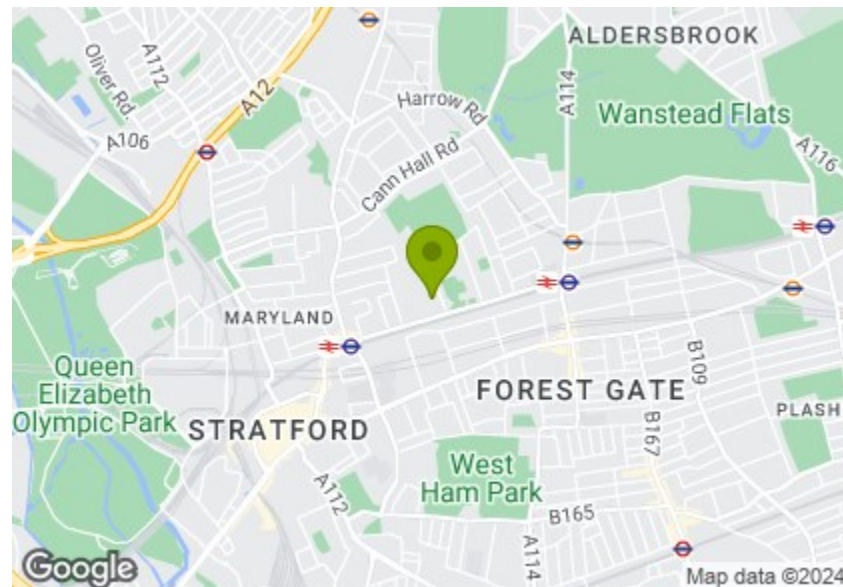


Total Area: 89.5 m² ... 963 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



IDMISTON ROAD, MARYLAND Offers In Excess Of £600,000 Freehold 2 Bed House



Features:

- Two Bedroom Freehold House
- Quiet Location
- Off Street Parking
- Private Rear Garden
- Unconverted Loft
- Downstairs WC/Utility
- Large Through Reception
- Well Located for The Elizabeth Line
- Close to Wanstead Flats

A delightfully characterful find. This utterly charming two bedroom family home features a wealth of sociable space, private garden and scope for further development. It's all within easy reach of Maryland station, for the Elizabeth line.

You also have all the delights of Stratford around a twenty minute stroll or five minute bike ride away, from Westfield to East Village.

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hello17@stowbrothers.com
0203 397 9797

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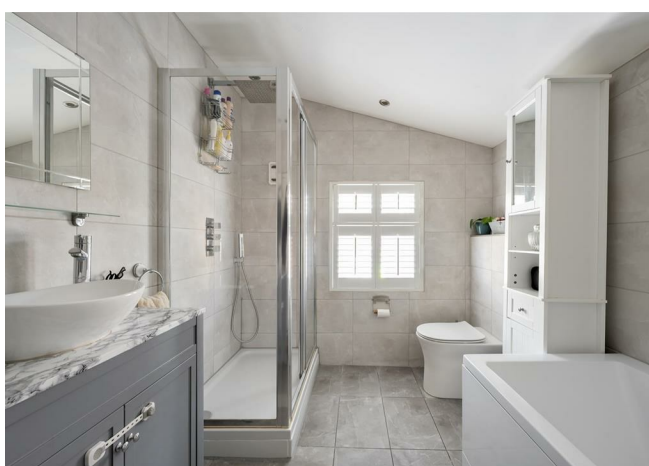
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IF YOU LIVED HERE...

You'll be nicely set back from the road by your picket-fenced front yard. Step in through the storm porch and you're immediately in your gorgeous, 300 square foot reception, with a tranquil powder grey colour palette and smooth engineered hardwood underfoot. Dual aspect and bright, classic bistro shutters sit on the box bay window and there's a stately mantelpiece taking centre stage. An impressive welcome.

To the rear, your kitchen's smartly decked out with twin flanks of smoky grey cabinets, featuring brass fittings, rich timber worktops and a Dublin sink. Vintage geometric tilework runs underfoot and it all leads past a neat and indispensable WC and utility space out into your garden. Upstairs both bedrooms are bright, plushly carpeted doubles and your bathroom's enviably appointed in floor to ceiling, large format tilework, with a tub and dedicated rainfall shower.

Outside and, as noted, it's barely a half mile on foot to Maryland station, where the superfast Elizabeth line will get you to Liverpool Street in just eleven minutes for the City, or Tottenham

Court Road in just sixteen for the West End. The post-2012 legacy delights of Stratford are just one stop down, or a twenty minute stroll. An immediate highlight is East Village, the former Olympic Athlete's Village now reimagined as 'London's Coolest Postcode', and home to a wide array of independent wining and dining spots.

WHAT ELSE?

- Did we mention your garden? It's a delightfully picturesque mix of patio and Trulawn, flanked by timber fencing and home to mature greenery, including a cherry blossom tree. There's a handy shed at the end and nothing but greenery on the skyline.
- With your loft space so far unexplored, you have plenty of possibilities for further development here. Perhaps following in your neighbours' footsteps and adding your own whole new storey (subject to the usual permissions).
- Parents will be pleased to find an impressive eleven 'Outstanding' primary/secondary schools, all less than a mile away on foot. The 'Outstanding' Earlham Primary School is just around the corner.



A WORD FROM OWNER...

"When it was time to start the next chapter and find a house in London we looked far and wide at so many different houses and locations and soon settled on here on Idmiston Road. It was the overgrown garden at the time that first sold it to us all those years ago and couldn't wait to get stuck in. We soon made it our home where we have many fond memories of Christmases with all the family, BBQ's and parties had with family, friends and neighbours - our neighbours are great and even attended our wedding - Best part of living here has been the garden, it's a great sun trap with fantastic privacy to the rear. The cherry blossom tree is also magical when it blooms in March/April. We are within walking distance of all the local shops cafes and pubs both Forest Gate and Maryland have to offer whilst also being only a 10 minute walk from Wanstead Flats which can make you feel like you're back in the Devon countryside. Transport is also great with Maryland and Forest Gate Stations within 5/7 mins walk and being connected to the Lizzy line you are in the City or West End within 30 mins door to door! If you were to ask the negatives there have been none other than Wild-goose Bakery doesn't open on a Monday but seriously if we didn't need to move to be closer to family we wouldn't!"

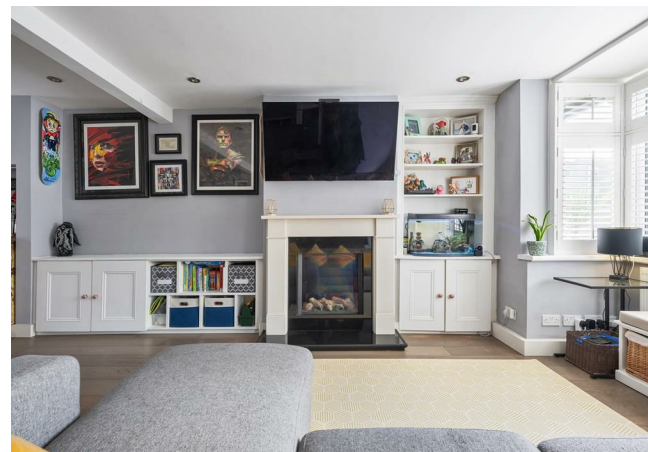
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Porch

Reception
13'10" x 22'10"

Kitchen
7'11" x 13'5"

WC/Utility
5'5" x 7'8"

Bedroom
13'10" x 11'2"

Bedroom

8'3" x 11'3"

Bathroom

8'0" x 10'0"

Garden

approx. 49'2" x 14'11"



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