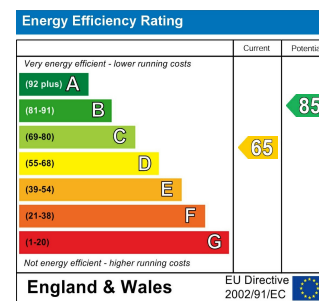




Total Area: 118.0 m² ... 1270 ft²
 All measurements are approximate and for display purposes only.



HOLBROOK ROAD, STRATFORD

Offers In Excess Of £675,000 Freehold

4 Bed House - Mid Terrace



Features:

- Stylish Four Bedroom Terraced House
- Two Bathrooms
- Utility Room
- Downstairs WC
- Converted Loft
- Close To Plaistow Station

A stylish, immaculately presented, four bedroom, two bathroom terrace. With enormous amounts of open plan living space and a ground floor WC. Lush, open, green spaces are nearby and there's a choice of stations for easy access to the City.

Plaistow station is only seven minutes on foot from your door. Here you'll find the Circle, District and Hammersmith & City lines, with direct thirty three minute runs to Victoria, Embankment in thirty five and Liverpool Street in twenty four.

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E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
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 0203 397 9797

E18 & IG8
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IF YOU LIVED HERE...

You'll step into your vast, 340 square foot reception room, with bespoke smoky cupboards, a box bay window lighting up the exposed brick chimney breast and tawny tiled hearth. Blonde timber flooring flows through the space with an exposed central beam overhead and there's a handy ground floor WC to the rear. Stepping through into your sophisticated, herringbone floored kitchen and diner, you'll find glossy white countertops and splashbacks, matt navy cabinetry, integrated chef's oven and a chrome industrial extractor hood. Concertina patio doors open up onto your West facing garden, a pleasing blend of patio and Trulawn, and the perfect spot for al fresco entertaining.

Back inside on your first floor you'll find two spacious double bedrooms. The principal sleeper has lots of storage space in custom made wardrobes and a beautiful en suite rainfall shower room, with reverse brickwork tiling and geometric flooring. Your elegant family bathroom is just next door, with similar white tilework and geometric flooring and a rainfall shower over the tub. On the second floor you'll find a smart utility room with Butler sink and two further double bedrooms. The main room is currently being used as a work space and is filled with natural light spilling in from two large skylights.

Outside you'll find a secure cycle hanger just round the corner on Morley Road, from here it's only eight minutes cycling to reach the Greenway entrance to Queen Elizabeth Olympic Park, where you can cycle your way round the London Stadium, up to Lee Valley VeloPark and continue all the way up to Hackney Marshes and Walthamstow Wetlands. On your way, you can grab a revitalising coffee at the Copper Street Cafe and Bar, or stop off for an authentic Italian meal at FIGO Stratford. There are also a cluster of green spaces closer to home and easily accessible on foot. West Ham Park offers public tennis courts, lots of outdoor sports facilities and a beautiful ornamental garden.

WHAT ELSE?

- You'll be pleased to learn that, within a mile of your home, twenty seven of the local primary and secondary schools have been rated as 'Outstanding' or 'Good' by Ofsted.
- The younger members of your family will be delighted with the immersive storytelling and exhibition space, Discover Children's Story Centre. Only one mile from your door.
- West Ham station is also just a half mile away, for additional Tube services on the Jubilee line, Docklands Light Railway and C2C rail connections.



A WORD FROM THE OWNER...

"Step into the inviting embrace of this delightful Victorian terraced house in the quiet residential street. Being recently renovated in 2021, with its converted loft and en-suite master bedroom, this home seamlessly blends classic charm with modern comforts. Inside, the open-plan layout on the ground floor creates a welcoming atmosphere, complemented by high ceilings and stylish engineered wood flooring. Outside, the well-kept low maintenance garden beckons for tranquil moments and alfresco gatherings, featuring newly laid artificial grass for effortless upkeep. Ascend to the first floor where two dreamy bedrooms await, complete with fitted storage to keep your haven clutter-free. Journey to the second floor to discover two spacious bedrooms and a neatly tucked-away laundry room, ensuring both comfort and practicality. Just a short stroll away enjoy the enclosed West Ham Park, owned by the City of London, with its botanical gardens, a newly built playground, and ample space for furry friends to run around. Hackney Wick is a short bike ride away with its arty and vibrant cafés and bars. Neighbouring corner shops tempt you with the aroma of freshly baked baguettes and offer a selection of juicy tomatoes for your culinary delights. Plus, enjoy the convenience of The Gym soon to open near Plaistow station, perfect for fitness enthusiasts. With its proximity to several Ofsted-rated 'Outstanding & Good' primary and secondary schools, this home is an ideal choice for families. With its proximity to Liverpool street and Canary Wharf, enjoy the convenience of urban connectivity just moments away."

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Reception Room
24'6" x 13'8"

Kitchen/Diner
19'6" x 8'11"

WC

Bedroom
13'8" x 10'9"

Shower Room
8'4" x 4'7"

Bathroom
8'4" x 6'3"

Bedroom
8'9" x 8'5"

Bedroom
12'7" x 12'2"

Eaves Storage

Utility Room

Bedroom
10'0" x 8'7"

Garden
22'11"



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