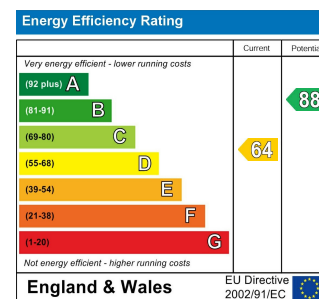
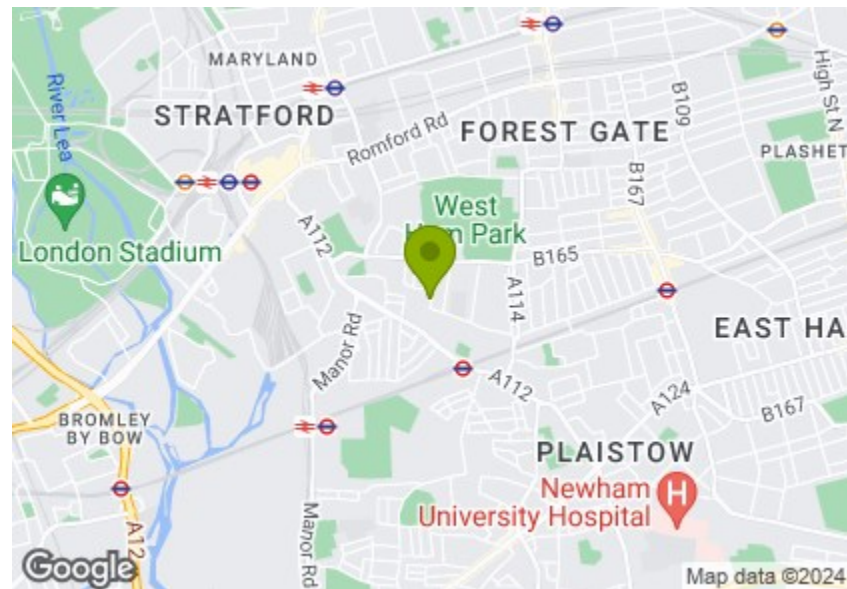


Total Area: 99.7 m² ... 1073 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



CAISTOR PARK ROAD, STRATFORD

Offers In Excess Of £600,000 Freehold
3 Bed House - Terraced



Features:

- Victorian Terrace House
- Three Bedrooms
- Good Decorative Order
- Close to Plaistow Station
- West Facing Garden
- Freehold
- Chain Free
- Close to West Ham Park

A handsome, smartly appointed three bedroom Victorian terrace, finished to a sleek contemporary standard throughout and with an immaculately landscaped garden to the rear. Outside you have West Ham Park and Plaistow tube within easy reach.

A flawless mix of patios, lawn and raised planters, surrounded by stately grey timber fencing, your West facing rear garden's a BBQ-perfect spot for al fresco entertaining.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
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0203 369 1818

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IF YOU LIVED HERE...

Your 280 square foot through lounge will be your first stop. Pale grey parquet flooring flows underfoot, perfectly complementing the smoky grey walls and pristine white, high ceilings. Dual aspect between the bay window at the front and garden views to the rear. Next is your similarly sized kitchen/diner, with vintage geometric tiling runs underfoot and you have a sleek suite of stately cabinetry, chunky white worktops and metro tile splashbacks running down one side.

Pendulum lighting illuminates your dining area and the whole space is dual aspect for plentiful natural light, and direct access to your garden. Head up the stairs with that glorious royal blue carpet, and your family bathroom's similarly styled, with herringbone tiling running from tub to ceiling and a striking onyx trimmed shower screen. Finally, all three of your bedrooms are sizeable sumptuous, doubles

Outside and, as noted, it's less than five minutes to West Ham Park. Here you have seventy seven acres of open green space, home to tennis courts, cricket pitches, kids playgrounds and

sports clubs. Perfect for a morning run or a weekend picnic, it's also the site of the first ever FA Cup goal. A great space to have on your doorstep. Whenever you want to venture further afield, Plaistow tube is just a third of a mile on for the District and Hammersmith & City lines.

WHAT ELSE?

- Parents will be pleased to find an impressive twenty seven primary/secondary schools all within a twenty minute stroll and all rated 'Outstanding' or 'Good'. The 'Outstanding' Portway Primary is just a third of a mile on foot.

- With your loft space so far unexplored, you could potentially follow in the footsteps of your neighbours and add your own whole new storey (subject to the usual permissions). Making this a home that can grow with you and yours.

- The heart of Stratford is around twenty five minutes on foot, a pleasant weekend stroll that will reward you with a huge array of high end bars and restaurants, not to mention the massive shopping and leisure opportunities of Westfield.



A WORD FROM THE EXPERT...

"I spend a lot of time in Stratford — running in the Olympic park, cycling at the outdoor Velo Park, shopping at Westfield or simply meeting friends. The area has come on leaps and bounds since the Olympics, with the new Olympic Village creating loads of amenities, green spaces, sports facilities ... and not least Westfield, which is a must for shoppers and foodies. Allegra, a sensational seafood restaurant on the seventh floor of The Stratford hotel would be my not-so secret pick, fantastic food, and a stunning roof terrace. For a lazy Sunday brunch, try The Breakfast Club along the canal at Here East. Well-connected and with world-class amenities, Stratford is an area to watch."

KYLI CLAYTON
E11 BRANCH MANAGER

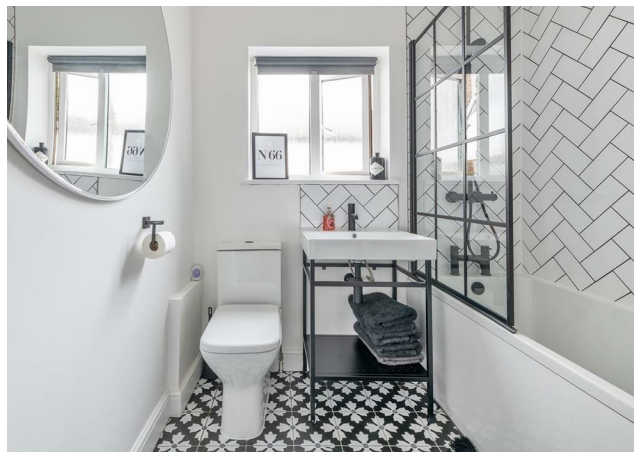
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Reception
11'5" x 14'5"

Bedroom
9'8" x 12'3"

Reception
9'5" x 12'5"

Bathroom
5'7" x 6'8"

Kitchen/Diner
8'6" x 19'4"

Bedroom
8'6" x 9'10"

Bedroom
14'11" x 11'11"

Storage



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