



Total Area: 84.2 m² ... 907 ft²
All measurements are approximate and for display purposes only.

- Reception Room
13'0" x 10'11"
- Reception Room
11'8" x 10'11"
- Kitchen / Diner
20'1" x 7'11"
- Bedroom
14'1" x 11'1"
- Bedroom
11'0" x 8'11"
- Bathroom
9'3" x 8'9"
- Garden
22'11"



Energy Efficiency Rating	
Current	Potential
68	88
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	



HARCOURT ROAD, STRATFORD

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



Features:

- Two Double Bedroom Freehold House
- Bay Fronted
- Large Bathroom
- Separate Bath and Walk In Shower
- Through Reception
- Bright Kitchen with Doors to the Garden
- Private Rear Garden with Patio
- Close to Plaistow Station
- Chain Free

Super two double bedroom bay fronted terrace house, ideally located between West Ham, Abbey Wood & Plaistow. This lovely home has many features that you're sure to love, including a smartly appointed kitchen which opens out to your sunny garden. Both bedrooms are brilliantly sized and you have a rather grand freestanding bath in the immaculate bathroom. Perfectly placed with Stratford Station nearby, plus Plaistow station or Abbey Wood a short walk away.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You will appreciate the through-lounge on the ground floor of this lovely house, creating a lovely flowing living space. The bay window to the front and garden views to the rear create an enviable sense of space and light, Berber style carpets sit underfoot and decor is neutral creating a great canvas for you to let your creativity flourish. The galley style kitchen is larger than average, with an abundance of wall and floor units styled in an off-white with marble style countertops. This room is dual aspect, with glass doors leading to your perfectly sunny garden. Styled with a distinctly mediterranean vibe, with patios and pots bursting with mature flowers, this is a serene outdoor space.

Back inside and up to your bedrooms, as mentioned both of these are excellent sized doubles which offers you versatility; the rooms are easily big enough for a home office / spare bedroom or for children to share. The room at the front is particularly noteworthy as it spans the full width of the house. Your new home is completed by that showstopper of a bathroom, with a

large walk-in shower and opulent freestanding bath. It is the height of luxury and the perfect space for a long and peaceful soak.

WHAT ELSE?

- You are ideally placed for schools, with the Ofstead rated 'Good with Outstanding Features' Ranelagh Nursery and Primary School virtually on your doorstep.
- You're also super close to Stratford and the Olympic, with world class shopping, entertainment and sporting facilities at your fingertips.
- West Ham Station is also close by, which is on the DLR into Bank station, perfect for commuters into the City.



A WORD FROM THE OWNER...

"I've loved living here and have so many happy memories. Stratford has lovely parks, restaurants and all of the convenient shops at Westfield. The transport is amazing too and a great location for travelling across London easily.

At home, I love the sunlight that fills the house throughout the day and sitting in the really sunny garden. I now need to live closer to family and sad to leave...but hope the house will deliver lovely new memories for the next owner, the way it has done for me over the years."

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