



DONALD ROAD, PLAISTOW

Offers In Excess Of £800,000 Freehold

5 Bed House - Mid Terrace

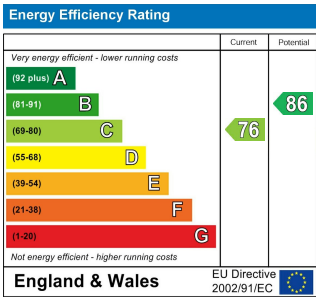
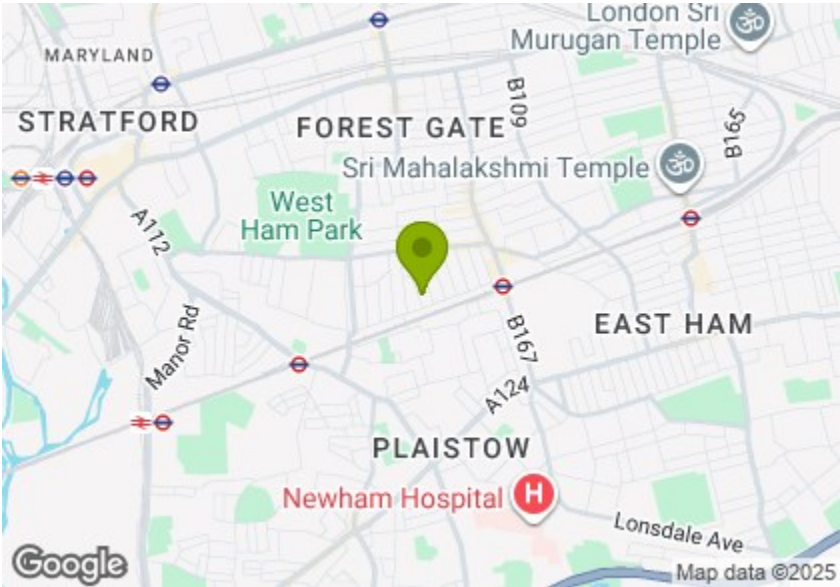


Features:

- Double Fronted Victorian Terrace House
- Five Bedrooms
- Freehold
- Recently Renovated
- Extended Kitchen Diner
- Two Bathrooms
- Access to Forest Gate Station
- Converted Loft
- Close to West Ham Park
- Close to Upton Park Station

This elegant double-fronted Victorian terrace home has been recently renovated, offering five bedrooms and ample space for family living. The extended kitchen diner serves as a bright and inviting heart of the home, ideal for both relaxed meals and entertaining. Two well-appointed bathrooms and a converted loft add to the home's versatility, ensuring both style and practicality. Situated close to Plaistow Station and Forest Gate Elizabeth Line for excellent transport links and within easy reach of West Ham Park, this freehold property presents a fantastic opportunity in a well-connected and thriving area.

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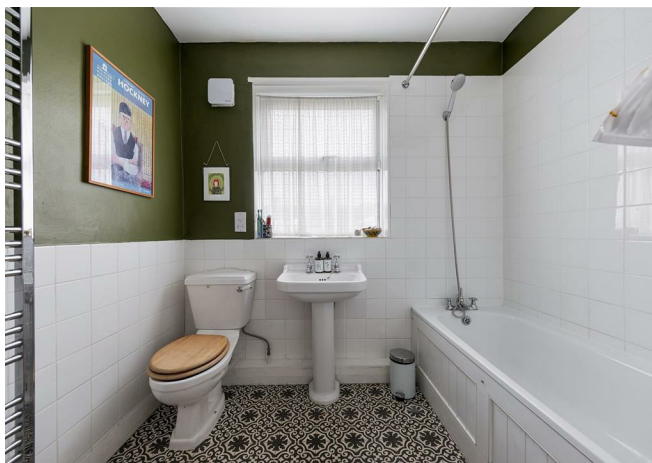
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IF YOU LIVED HERE...

Your new home blends period charm with modern convenience. High ceilings enhance the sense of space, while elegant oak wood flooring flows from the hallway into both front reception rooms. A cellar provides excellent storage or conversion potential.

The first reception room, bathed in natural light from a bay window, provides a welcoming space to relax, with the option for custom-built storage. The second reception room offers flexibility as a snug or additional living area. On busy mornings or when hosting guests, the convenience of a downstairs shower room is invaluable. Featuring bold Moroccan-style floor tiling, a shower, and a WC, this space combines function with striking design.

At the heart of the home, the open-plan kitchen and dining area features soft grey slate tiling, light wood and glass cabinetry, and intricate splashback tiling. Marble-style countertops and bronze fittings add a refined touch, while an integrated double oven makes entertaining effortless. Skylights and large sliding doors flood the space with natural light. A utility room and a separate boiler room provide additional storage, keeping the space neat and efficient.

The rear garden is a generous, sun-filled retreat with open, unobstructed views. A paved patio at the entrance is perfect for morning coffee, while the large grassy area is ideal for children to play. Toward the back, an elevated patio offers the perfect setting for summer barbecues or the potential to create a studio or home office, providing a

peaceful workspace surrounded by greenery.

Upstairs, a carpet runner softens the staircase, blending warmth with comfort. The first floor hosts three spacious double bedrooms, all easily accommodating storage and decorative elements. The main family bathroom includes a bath with an overhead shower for added convenience. On the second floor, two further bedrooms enjoy soft carpeting, skylights, and additional windows, creating bright yet tranquil spaces. The carpeting also helps keep noise levels low for the bedrooms below. Both rooms feature extensive eaves storage, and a separate WC adds extra convenience.

West Ham Park is just moments away, offering expansive green space and a state of the art playground, perfect for weekend strolls and family fun. Nearby, Green Street pulses with life, home to a colourful mix of shops, markets, and eateries. The area blends tradition with new energy—The Boleyn Tavern, a beautifully restored historic pub, serves hearty food in a classic East End setting and remains a local favourite, while Clapton CFC, an inclusive, community-driven football club, brings people together through grassroots matches and local events. Families are well served with eleven schools within half a mile of the property rated 'good' or 'outstanding' by Ofsted.

Adding to the area's evolving appeal, the new Plaistow Hub development introduces a café, gym, library, and supermarket. These new additions help shape a lively and connected community, creating more spaces for residents to relax, eat, and connect.

WHAT ELSE?



A WORD FROM THE OWNER...

"We have loved living in this vibrant and inclusive community. Our children thrived at a local nursery, where we were also welcomed by a really friendly parent group. The choice of primary schools is really strong, while the number of green spaces within walking distance means you are never too far from nature - from the beautiful gardens of West Ham Park, to the wide open spaces of nearby Wanstead Flats.

Over the decade we have lived here, the community has gone from strength to strength and we love the number of events organised for local families, such as the annual 'leaf pile' at West Ham Park. Upton Park is really well connected for transport into the city, but also its proximity to Forest Gate, Stratford and the Olympic Park means you are spoilt for choice when it comes to weekend entertainment. I will certainly miss swimming at the best 50m pool in Britain and drinking at the Boleyn Tavern, which may be the most beautiful in London! "

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Reception Room
13'4" x 10'9"

Reception Room
14'8" x 7'10"

Kitchen / Dining Room
25'4" x 17'4"

Boiler Room

Utility Room

Shower Room
8'4" x 7'10"

Bedroom
11'5" x 9'1"

Bedroom
14'4" x 11'8"

Bedroom
14'7" x 7'11"

Bathroom
8'4" x 7'11"

Bedroom
17'11" x 8'4"

Bedroom
17'11" x 7'9"

WC

Eaves Storage

Cellar
16'9" x 4'11"

Garden
45'11"

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