



Garden
12'7" x 10'9"

Reception
8'10" x 11'10"

Kitchen/ Diner
12'0" x 10'4"

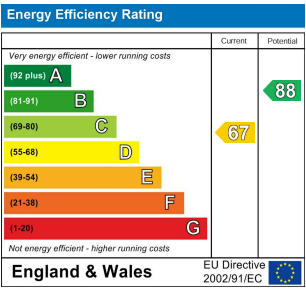
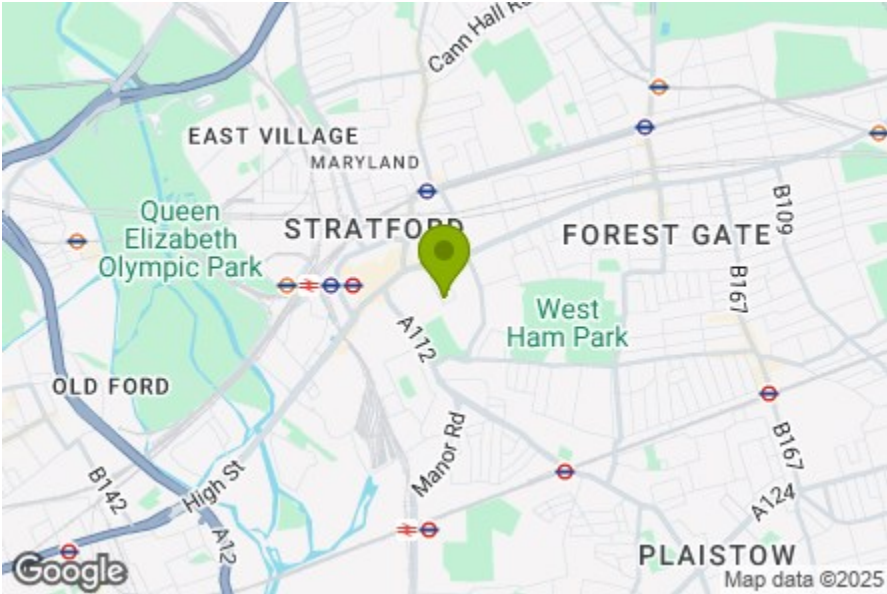
Bathroom
7'2" x 8'2"

Bedroom
12'0" x 10'4"

Bedroom
9'3" x 10'5"

Total Area (Excluding Garden): 56.7 m² ... 610 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.



TENNYSON ROAD, STRATFORD

Offers In Excess Of £475,000 Freehold
2 Bed House - Terraced



Features:

- Victorian Terraced House
- Freehold
- Two Double Bedrooms
- Close to Stratford Station
- Potential to extend STP
- Close to Stratford Park
- Good Decorative Order

Known as an up-and-coming area with strong investment potential, the E15 postcode combines rich cultural diversity and plenty of green spaces. Just a short walk from Stratford Station, Westfield Shopping Centre, and Queen Elizabeth Olympic Park, this bright two-bedroom Victorian property spans 612 sq ft of possibility. Presented in good decorative order, it also offers private outdoor space and excellent potential for a loft conversion (subject to planning permission), adding extra covetable space and value.

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IF YOU LIVED HERE...

Tucked away on a quiet residential street of period terraced homes, just a short stroll from the tennis courts at Stratford Park, this home greets you with a bold cherry-red front door. As you step inside, warm wooden laminate flooring flows effortlessly across the ground floor, linking each room. The reception room, flooded with natural light from the bay window, feels open and airy, with spotlights adding a touch of mood. The cream walls contrast nicely with the crisp white skirting and ceiling, giving the space a relaxed yet polished vibe. A good-sized kitchen/diner overlooks the side return as integrated appliances including an AEG oven and dishwasher and Lamona fridge/freezer sit within cream cabinetry against subtle eau-de-nil walls. With space enough for a dining table and chairs, you can rely on soft downlights to set the mood for mealtimes.

The stylish bathroom features a white suite with a newly fitted bath/shower combination and rain head. Grey mirrored cabinets, a bath panel, and a vanity sink contrast beautifully with white metro tiling and vintage patterned floor tiles for a cohesive look and underfloor heating keeps things toasty. Outside, the Mediterranean-style courtyard garden is framed by half-height brick walls and natural wood fence panels, offering privacy.

The gently carpeted stairs and eau-de-nil decor lead to the first floor. Here you'll find

two double bedrooms— the larger one (221.55 ft²) at the front has two windows that look down on the quiet street and face southwest, soaking up sunlight all day long. The second bedroom at the rear (98.58 ft²) overlooks the garden, with just the right amount of light and space.

WHAT ELSE?

- The rail links set the area apart, with Stratford Station (10mins) offering Central, Jubilee, DLR and Elizabeth Line services and Southeastern trains running from Stratford International. Alternatively, hop on at Maryland (Elizabeth Line, 11mins), Plaistow Underground (District, 22mins) or West Ham (District, DLR and c2c, 23mins).
- Meanwhile, East Village is home to lovely independent cafés and restaurants serving everything from artisan bread to homemade gelato and fabulous cocktails. Other local favourites on your doorstep include the Ye Old Black Bull pub, Escape Bar (which features board games, quiz nights and comedy) and Sawmill café and bakery.
- The nearby Olympic Park is a haven of world-class facilities, including Lee Valley Hockey, Tennis Centre or the stunning London Aquatics Centre. The park itself is a tranquil escape, ideal for dog walks, scenic strolls along the waterways, or simply unwinding in its vast open spaces.
- When it's time for some retail therapy, Westfield Stratford City, Europe's largest shopping mall, is just around the corner with all your favourite brands under one roof. Movie buffs will love the choice of its 20-screen cinema complex too.



A WORD FROM THE OWNER...

"We've truly loved living here and have created many happy memories in this house. The location offers the perfect balance of convenience and serenity. The house is nestled on a quiet, tree-lined road, providing a peaceful, suburban feel ideal for those working from home, while being incredibly well-connected, getting into Central London in around 30 minutes. Everything you need is right on your doorstep - a supermarket just five minutes away, a vibrant shopping centre within a 10 minute stroll, and Westfield, just a short distance away, offering a wealth of shopping, dining, and entertainment options.

With an abundance of green open spaces in the area, our daily walk takes us through Stratford Park and West Ham Park. Epping Forest is also a short distance away for your longer weekend walks, offering a true escape from the city. We've also enjoyed the nearby sports facilities, including tennis courts, local bouldering gym, and PureGym, all within a 10 minute walk from the house. The main selling points of the house for us was the light-filled rooms with tall ceilings that offered a refreshing atmosphere throughout the day. The private garden has been an absolute haven for us too, providing a tranquil space to unwind at the end of the day, as well as a space to entertain family and friends."

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