

SELSDON ROAD, UPTON PARK

Offers In Excess Of £650,000 Freehold

3 Bed House - End Terrace



Features:

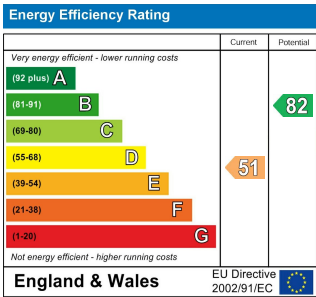
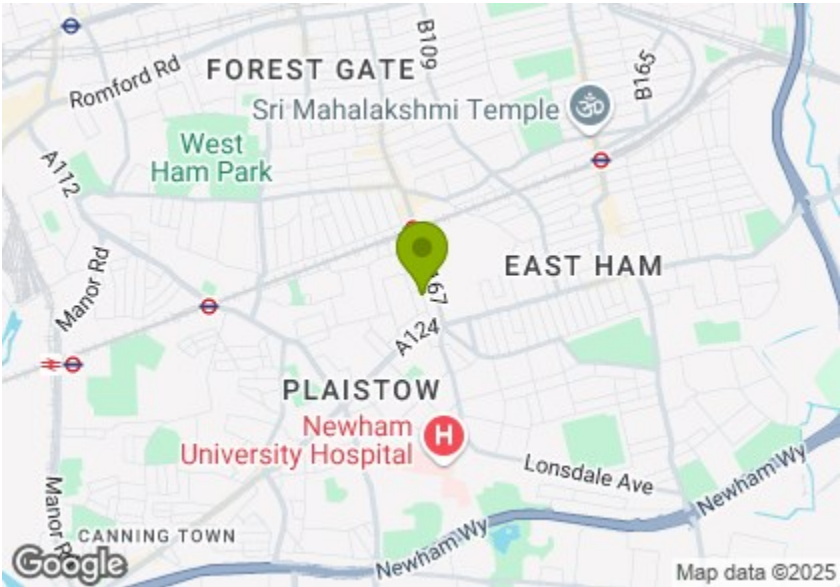
- Large Bay Fronted Freehold House
- Extended Kitchen Diner
- Doors out to the Landscaped Private Garden
- Utility Room with Shower
- Large Open Through Reception
- Three Double Bedrooms
- Unconverted Loft (Subject to the usual planning consents)
- Moments from Upton Park Station
- Chain Free
- Underfloor Heating in the Kitchen

A naturally bright and wonderfully spacious three bedroom, two bathroom family home. Immensely social with a gloriously open plan ground floor, it's all just five minutes from Upton Park tube, with plenty of green spaces within walking distance.

Your loft space is so far unextended, so you have scope to follow in the footsteps of your neighbours and add a whole new storey (subject to the usual permissions) making this a home that can grow with you and yours.

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0203 397 2222



E11, E7, E12 & E15  
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0203 397 2222

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hello4@stowbrothers.com  
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E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

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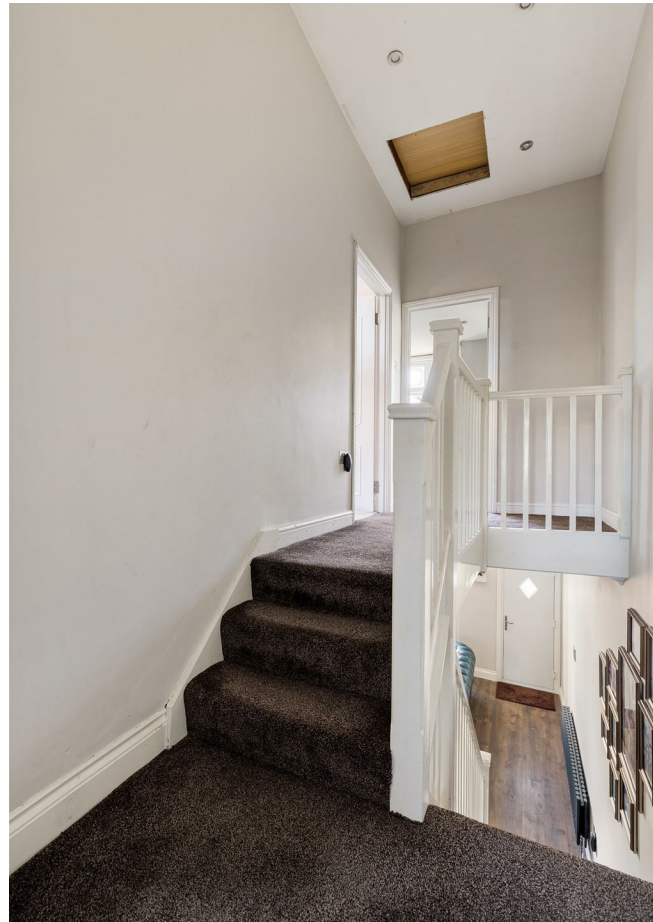
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## IF YOU LIVED HERE...

Your artfully arranged, open plan ground floor is the unarguable gem here. Dark engineered hardwood flows underfoot in the 350 square foot lounge, contrasting with a sky blue statement wall. Glazed double doors connect to the similarly spacious kitchen/diner. In here a constellation of recessed spotlights glimmers overhead, with large format tilework underfoot and pendulum lighting over the breakfast bar. Royal blue and white cabinets combine with a metro tile splashback and chunky white countertops and make for a spot as spacious as it is striking.

Completing the ground floor you have a smartly laid out shower and utility room, skylit, with an ingenious walk through wet room rainfall shower, and plenty of space for laundry. Push back the patio doors to the rear for a timber deck descending to a substantial stretch of courtyard, all flanked by a scattering of pots and timber fencing. Upstairs your principal bedroom spans just under 200 square feet, softly carpeted and naturally bright. Both remaining sleepers are similarly styled doubles while your family bathroom sits pristine, with full sliding shower doors over the tub.

Outside, as noted, Upton Park tube is just five minutes on foot, offering swift access to the District and Hammersmith & City lines. Liverpool Street is just twelve minutes direct for an easy door to door commute, while the District line will get you straight to the South Bank's riverside strolls, theatres and galleries. Closer to home, legendary West Ham Park is just twenty minutes on foot, for playgrounds, tennis courts and cricket nets. A great spot for a morning run.

## WHAT ELSE?

- There's plenty more greenery within easy reach, with Plashet Park, Plaistow Park and Central Park all around a fifteen minute stroll from your new front door.
- Parents will be pleased to find an impressive thirty eight schools all within a mile of your new home. A diverse mix of primary and secondary, state and private, St Stephen's Primary, just half a mile on foot, achieved a rating of 'Outstanding' at its last inspection.
- Just past Plaistow Park you'll find the much loved Black Lion Pub, a longstanding local fixture.



## A WORD FROM THE OWNER...

"The kitchen is a big deal – loads of space, and that underfloor heating is just amazing in the winter. The utility room with the shower on the ground floor is surprisingly handy, especially with kids. It just makes life a bit less messy. The open-plan living room is great because everyone can be doing their own thing but still feel connected. And the bedrooms aren't those tiny little things you sometimes see; they're a good size. We've really made this place our own, and you can tell it's been a family home for us and the two kids. Honestly, we wouldn't be moving if it weren't for the school situation. It's a wrench because we've gotten so comfortable here."

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**Reception Room**

14'9" x 24'2"

**Kitchen / Diner**

18'8" x 19'4"

**Wetroom / Utility**

3'4" x 17'3"

**Storage**

**Bathroom**

6'4" x 5'10"



**Bedroom**

9'9" x 9'6"

**Bedroom**

9'0" x 11'0"

**Bedroom**

14'10" x 12'10"

**Garden**

19'0" x 28'6"



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