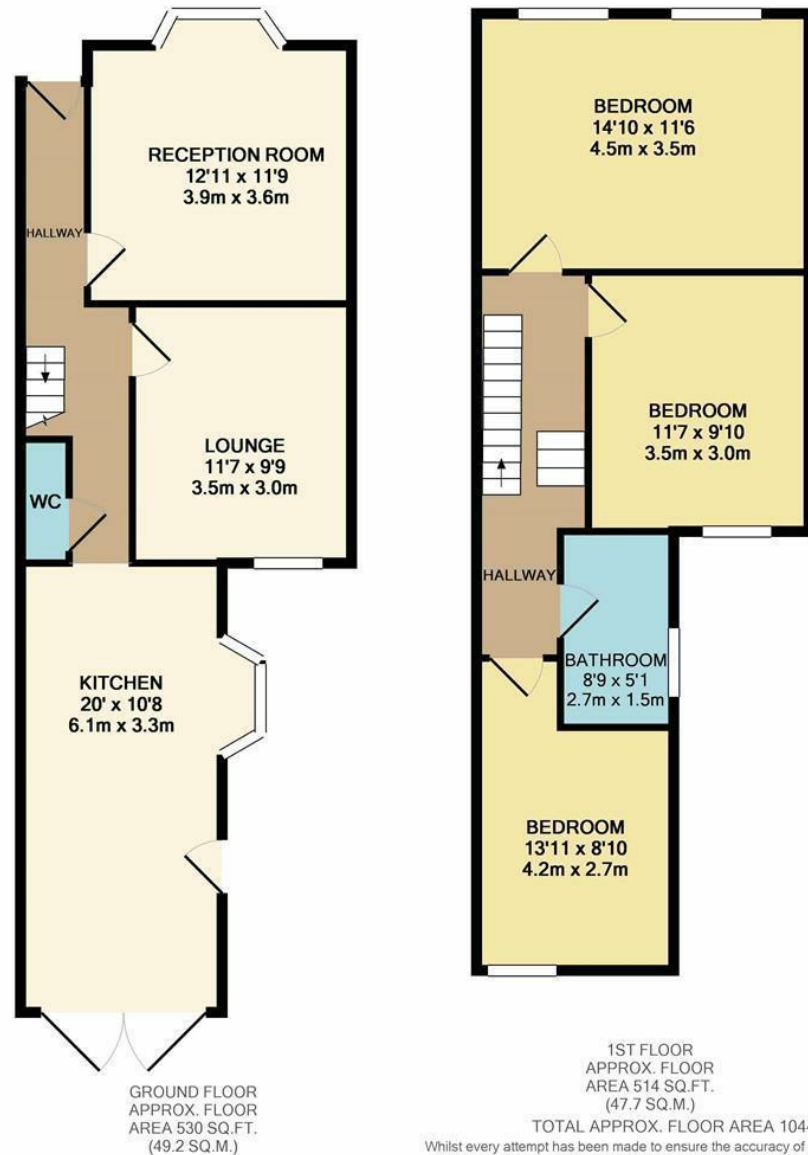


THE STOW BROTHERS

EST 2014

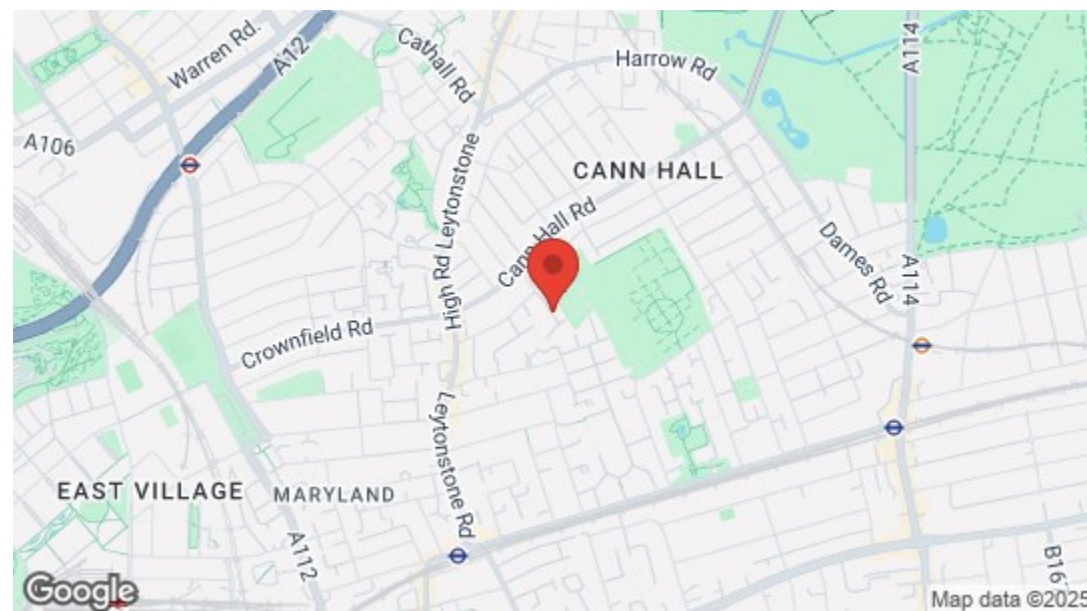
SALES/LETTINGS/NEW HOMES/MANAGEMENT

 Blenheim Road, Stratford
£650,000 Freehold
3 Bed House - Mid Terrace



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



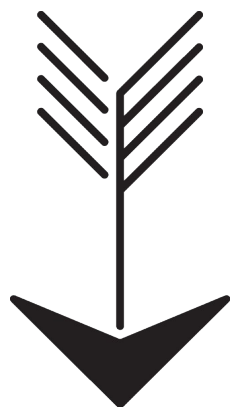
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Features

- Three Double Bedrooms
- Private Garden
- Wood Floors
- Modern Spacious Kitchen
- Good Decorative Order
- Easy Access to Maryland Station
- Chain Free

A smartly appointed three bedroom Victorian terrace, within easy walking distance of both Epping Forest and Stratford. You have the signature high ceilings of the period, with twin lounges and a huge kitchen for a wealth of social space.

Around half a mile away on foot Maryland station will get you directly to Liverpool Street in just eleven minutes via the speedy Elizabeth line, for a door to door City commute of around twenty minutes.



A WORD FROM THE OWNERS...

"We moved into this fantastic house in 2016 and have had so many wonderful memories of hosting friends and family for dinners, garden parties and BBQs. The house gets flooded with light (front and back!) throughout the year. The wonderful entertaining spaces are at the heart of the home. It's an incredibly quiet and peaceful street. The location couldn't be better. Maryland Station is just 15 minutes to Tottenham Court Road on the new Elizabeth Line, Leyton & Stratford (both an easy bus ride or 20 minute walk) have the Central line. Leytonstone High Road station takes you on a short hop to Walthamstow. Some weekends we would stroll up to the Olympic Village to grab a coffee or ice cream. One of our favourite places is Winchelsea Road in Forest Gate (just a 10 min walk away) with its wine bars, kids spaces, and Wild Goose bakery - which has delicious fresh bread. A short drive in the opposite direction is the beautiful Epping Forest, where we've had many a scenic (and muddy) walk. We've absolutely adored living here. We've had the best balance of being treated to nature-filled weekends while being just a short hop to central London. We've decided to make our trial relocation to Australia





➡ IF YOU LIVED HERE...

Your front reception luxuriates in natural light from the bay window, making the most of the blonde engineered floorboards and pale, smoky blue colour palette. Reception two is similarly styled and sized, at around 110 square feet. Connecting them for a substantial twenty two foot through lounge may well cross your mind.

To the rear your kitchen's naturally bright, dual aspect between its own bay window and large patio doors. More blonde hardwood runs underfoot and there's a sleek suite of glossy cabinetry. Outside your garden's a neat mix of patio and lawn, secluded by timber fencing, while upstairs all three bedrooms are solid, stylish doubles and your bathroom is smartly decked out in black.

The ever-expanding social hub of Winchelsea Road is just a shade over half a mile on foot. Here you have a great choice of fine independent eating and dining establishments, its railway arches are home to The Wanstead Tap beer shop and bar, Joyau wine bar and restaurant, and the Wild Goose Bakery. You're also less than twenty minutes on foot from East Village, the former Olympic Athlete's village now reimagined as 'London's Coolest Postcode' and home to an ever evolving array of independent wining and dining spots.

WHAT ELSE?

- Local schools are chiefly excellent, with twenty primary/secondary schools in a one mile radius alone. All were rated 'Good' or 'Outstanding' by Ofsted at their last inspections.
- There's scope for further development here too, you could possibly follow your neighbours' lead and add your own whole new storey (subject to the usual permissions).
- Nature's never far away here, with the great green expanse of Wanstead Heath and Epping Forest just half a mile on foot. You'll forget you're in London.

