



CROFTON ROAD, PLAISTOW

Offers In Excess Of £625,000 Freehold
4 Bed House - End Terrace



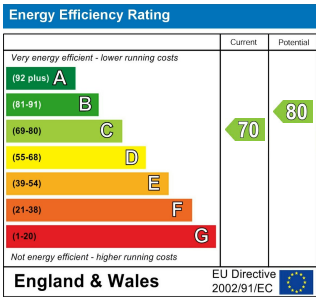
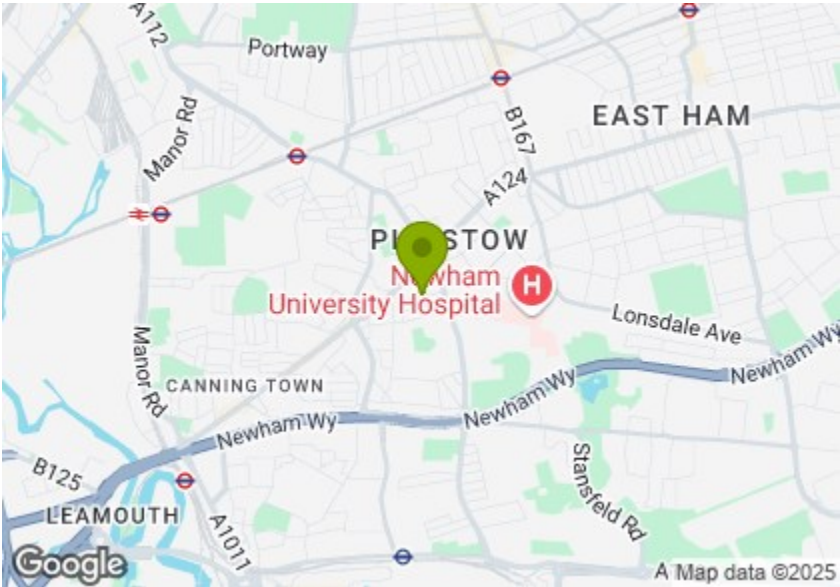
Features:

- Four Bedroom Freehold House
- Handsome Double Bay Frontage
- End of Terrace with Side Access
- Large and Bright Kitchen Diner
- Converted Loft with En-suite
- Two Bathrooms Plus Downstairs WC
- Cellar and Eaves Storage
- Packed with Period Features

A naturally bright four bedroom family home, spread generously across three storeys, brimming with character and charm throughout, plus a lush, leafy rear garden, just around the corner from Plaistow Park and a short stroll to Plaistow station.

A perfect blend of period charm and modern versatility, this is a fine family find, sat on a peaceful, tree lined one way street with a lovely community of neighbours.

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IF YOU LIVED HERE...

You'll step through that classic London brick frontage, noting the charming stained glass in your front door, into a welcoming hallway, with original timber floors underfoot and a handy ground floor WC tucked away beside the stairs. To your right, the bay-fronted reception spans more than 275 square feet, a delightful, dual aspect space with a characterful colour scheme and striking vintage hearth. Ideal for lounging and entertaining both.

Heading through to your open plan kitchen diner, the dining area sits gloriously bright below the vaulted, skylit ceiling. Your kitchen's stylishly appointed with terracotta floor tiles, a wealth of white cabinetry and matching white metro tile splashbacks. Outside you have a raised patio, descending to a pristine lawn, perfect for morning coffee or summer gatherings.

Upstairs you'll find three bedrooms on the first floor, all generous and naturally bright doubles finished in tranquil, characterful colour palettes. The family bathroom is smartly tiled in white. Up again, your comprehensively converted loft is home to your royal blue skylit principal sleeper, air conditioned, dual aspect and

bathed in natural light. The accompanying en suite is dramatically finished in vertical letterboxes backing the rainfall shower and hexagons underfoot.

You're around fifteen minutes from Plaistow station for fast connections to the South Bank and the City via the District and Hammersmith & City lines respectively. Canning Town, for the Jubilee line and DLR, and Custom House, for the Elizabeth line and DLR are both around thirty minutes on foot. Closer to home you have the woods and greenery of Plaistow Park just five minutes away for a nature fix, and gems like Forest Coffee House and The Black Lion pub are under ten minutes on foot.



WHAT ELSE?

- Your cellar comes in at over 200 square feet, full height, dry and ideal for further development or simply storage. There's also ample eaves storage upstairs and the covered side entrance is perfect for storing bikes and other items.
- Parents will be pleased to find no fewer than thirty six schools all within a one mile radius and a good mix of primary and secondary, state and independent.
- The Greenway, a lengthy footpath and cycle way running from the Royal Docks to Victoria Park, taking in Stratford the Olympic Park, passes just three minutes from your new front door. Smooth and picturesque cross London travel for cyclists and strollers alike.

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Reception Room
27'5" x 12'9"

Kitchen / Diner
18'4" x 14'4"

WC

Bathroom
7'2" x 6'8"

Bedroom
12'3" x 11'5"

Bedroom
14'7" x 10'10"

Bedroom
8'4" x 7'4"

Bedroom
19'6" x 11'4"

Ensuite
7'1" x 6'5"

Eaves Storage

Cellar
17'11" x 12'0"

Garden
26'2"



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