



Reception Room
22'10" x 12'0"

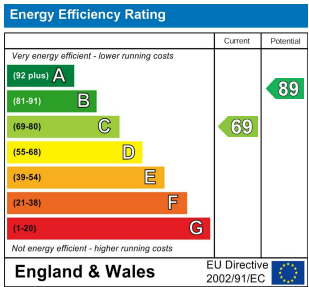
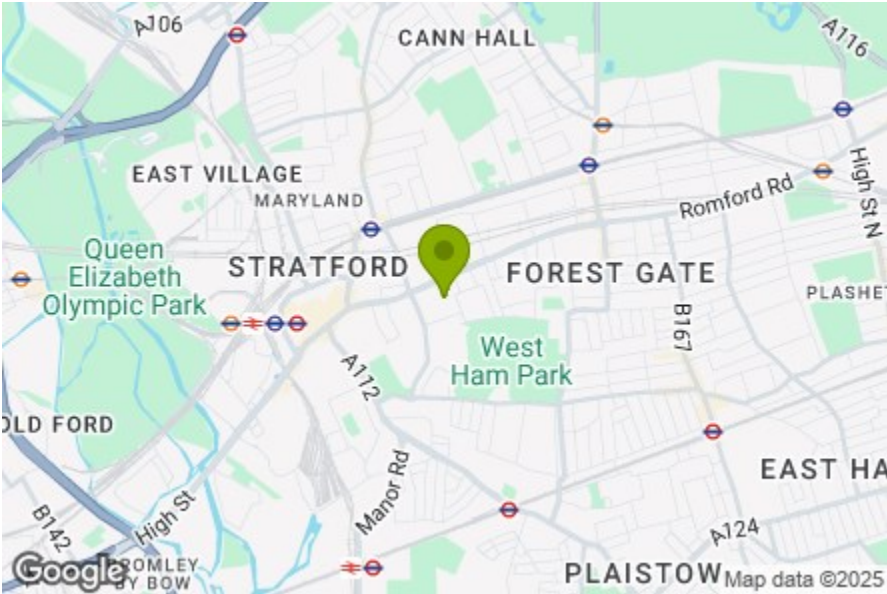
Kitchen
7'10" x 7'4"

Bathroom
7'4" x 5'8"

Bedroom
12'0" x 10'5"

Bedroom
10'4" x 9'2"

Garden
6'6" x 13'1"



HOLNESS ROAD, STRATFORD

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



Features:

- Two Bedroom Freehold House
- Bay Fronted
- Modern Kitchen
- Bright and Airy Through Reception
- Stylish Bathroom
- Courtyard Garden
- Moments to Maryland Station
- Close to Stratford Westfield
- A Short Walk to West Ham Park
- Chain Free

Conveniently nestled near Westfield Stratford and the iconic Olympic Park, this charming two-bedroom home is full of highlights - from the west-facing courtyard to the bright open-plan living space.

You'll find an incredible range of amenities right on your doorstep, but when it's time to head further afield, Maryland station is a 10 minute stroll away. Hop on the Elizabeth line and you can be in the West End in under 20 minutes - an incredible commute!

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IF YOU LIVED HERE...

Beyond that timeless bay frontage, your dual aspect reception area is bright and airy with spotless decor, smart flooring and ornate beading. Head through into the kitchen and you'll find the same pristine finish, with shaker-style units, smart worktops and an integrated oven. Beyond, you'll find similar contemporary style in your bathroom, including an over-tub shower and floor to ceiling tiles. It's all incredibly cohesive, with light flowing throughout.

Head upstairs for your two immaculately finished bedrooms - including one with in-built storage. Don't forget your charming courtyard at the rear - it's west-facing, meaning optimum sunshine. There's plenty of outdoor space further beyond, too. West Ham Park is 5 mins away on foot, while Wanstead Flats is approx a mile away, as is the Olympic Park.

Because you're nicely nestled between Stratford, Leytonstone and Forest Gate, you have plenty of choice when it comes to food and drink. Winchelsea Road is a short hop on foot and has an excellent selection of drinking and dining spots, including Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery. Even nearer, Kotch! pizzeria is a fantastic option.

This handy positioning means transport is never a problem. Maryland station is 10 mins away, which means you can enjoy the perks that the Elizabeth line brings. Stratford is just ten minutes further, adding the Central line, Jubilee line, Mildmay Overground and DLR to the mix. There's a great selection of bus routes, too.

WHAT ELSE?

- New local? Just a short stroll away, the Cart and Horses has a lot of history under its belt (it's the very venue where Iron Maiden first took to stage), but after a refurbishment it's ready for a new era.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short hop to Westfield Stratford.
- Parents will be pleased to learn that you have numerous primary/secondaries nearby.



A WORD FROM THE OWNER....

"We've loved calling this house our home. Tucked away on a quiet road, it's a peaceful retreat from the city. There's a genuine sense of community here — our neighbours know each other by name and always look out for one another. West Ham Park is just around the corner and has been great for walking our dog, playing tennis, and enjoying the beautiful botanical gardens all year round. We've also appreciated having two supermarkets just a few minutes' walk away, as well as an excellent gym and pool at the Atherton Leisure Centre nearby. The transport links from Stratford and Maryland are fantastic, making trips across London quick and effortless. We'll miss the wonderful blend of green space, convenience, and community that makes this area so special. This has been a much-loved home, and we hope it brings as much joy to the next owners as it has to us."

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