



Reception Room
13'5" x 10'11"

Reception Room
11'5" x 9'0"

Kitchen
18'2" x 8'10"

Shower Room
8'10" x 4'6"

Bedroom
14'5" x 11'8"

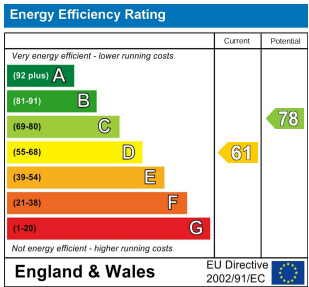
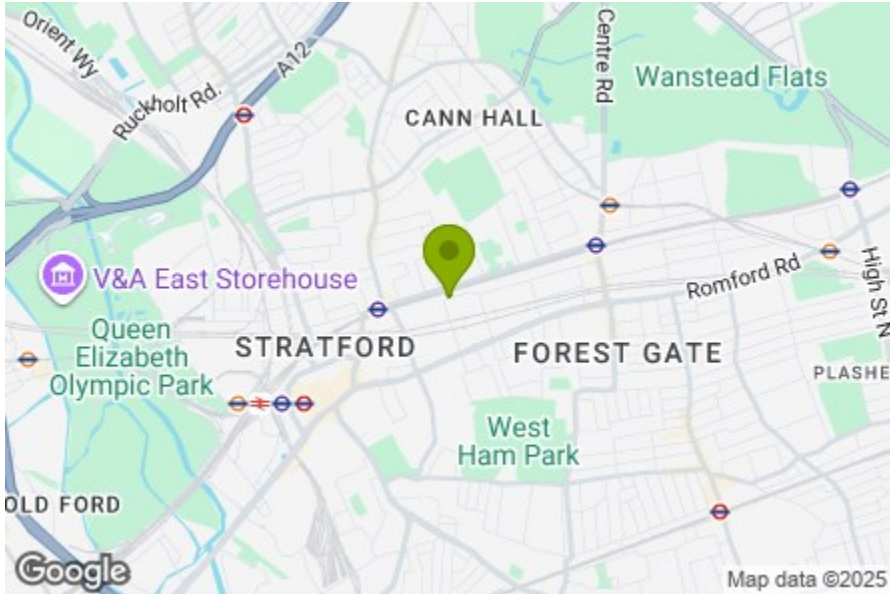
Bedroom
11'5" x 9'1"

Bathroom
7'1" x 5'8"

Bedroom
10'6" x 9'1"

Cellar
13'11" x 11'8"

Garden
13'1"



KEOGH ROAD, STRATFORD

Offers In Excess Of £500,000 Freehold
3 Bed House



Features:

- Victorian End Terrace House
- Freehold
- Chain Free
- Three Double Bedrooms
- Two Bathrooms
- Close to Maryland Station
- Large Cellar
- Lots of Potential

This Victorian end terrace house offers an exciting opportunity for those seeking a freehold property with scope to transform. Chain free and full of potential, it presents three well-proportioned bedrooms and two bathrooms, along with a practical cellar. Positioned in a quiet residential area with restricted road access you'll have excellent transport links, Maryland Station is just moments away, ensuring convenient connections into the City and beyond. With its spacious layout and clear promise for improvement, this home is ready to be shaped into something truly special.

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IF YOU LIVED HERE...

This end-of-terrace home displays a traditional bay-fronted façade in London brick with a simple front garden. Inside, the property opens with a hallway leading to two reception rooms and a kitchen at the rear, while stairs beneath provide access to a useful cellar. The front reception benefits from a bay window, filling the room with natural light and offering excellent proportions to work with. Beyond, the second reception provides further flexibility, whether reimagined as a dining room, additional sitting area, or opened up to create a double reception. At the back of the house, the large kitchen has direct access to the garden. Currently incorporating a shower room, this space lends itself well to reconfiguration, with the potential to open into the side return and create a flowing open plan arrangement that connects seamlessly with the outdoors, subject to planning permission. The south-facing garden is full of promise, with space for planting, entertaining, or simply enjoying the sunshine, and could become a truly inviting extension of the living space. Upstairs, a bright landing connects three bedrooms and a family bathroom. The largest bedroom spans the width of the house at the front, enhanced by twin windows, while the two further bedrooms provide versatile spaces with pleasant outlooks. The bathroom includes a bath with overhead shower and window, with scope to modernise for a fresh finish. Altogether, this is a home brimming with potential, ready to be transformed. The surrounding area combines green open spaces with a lively mix of food, leisure

and neighbourhood favourites. Westfield Shopping Centre is within easy reach, home to an extensive array of shops and dining options, with vibrant venues such as Bat & Ball and Roof East adding to the buzz. Further on, East Village offers a laid-back atmosphere, where independent shops, bars, and restaurants including Signorelli, known for its artisan baking and community feel, bring a welcoming neighbourhood character. Closer to home, the railway arches of Forest Gate provide an eclectic mix of cafés and bars, with Tracks offering craft drinks and music, while Ramble Café is loved for its relaxed brunches. For outdoor leisure, West Ham Park offers wide green lawns just moments away, while the Queen Elizabeth Olympic Park provides expansive grounds to explore. Families are also well catered for, with numerous schools nearby, including the outstanding Earlham Primary only six minutes on foot. The East London University Stratford campus is close by too.

WHAT ELSE?

Maryland Station is just a five-minute walk, providing swift connections into the City and beyond. Further on, Stratford Station opens up a wider choice of routes, from Underground lines to the DLR and Overground services, while Stratford International offers high-speed links for effortless travel further afield. Together, these stations place the home in a superbly connected position for both commuting and leisure.



A WORD FROM THE EXPERT...

"I spend a lot of time in Stratford — running in the Olympic park, cycling at the outdoor Velo Park, shopping at Westfield or simply meeting friends. The area has come on leaps and bounds since the Olympics, with the new Olympic Village creating loads of amenities, green spaces, sports facilities ... and not least Westfield, which is a must for shoppers and foodies. Gordon Ramsay's Bread street Kitchen, would be my not-so secret pick, fantastic food, and a stunning roof terrace. For a lazy Sunday brunch, try The Breakfast Club along the canal at Here East. Well-connected and with world-class amenities, Stratford is an area to watch."

KYLI CLAYTON
E11 ASSISTANT BRANCH MANAGER

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