

## ST. BERNARD'S ROAD, EAST HAM

Guide Price £625,000 Freehold  
4 Bed House - Terraced



### Features:

- Victorian Terraced House
- Converted Loft
- Close To East Ham Station
- West Facing Garden
- Extended Kitchen Diner
- Two Bathrooms
- Four Bedroom

A beautifully presented, four bedroom, two bathroom Victorian terrace with a stylish loft conversion, extended open plan kitchen/diner and West facing garden. All located within easy reach of East Ham station and Central Park.

East Ham station is only a twelve minute walk from your front door, where you'll find swift District line and Hammersmith and City line connections to King's Cross, Liverpool Street and the heart of the City.

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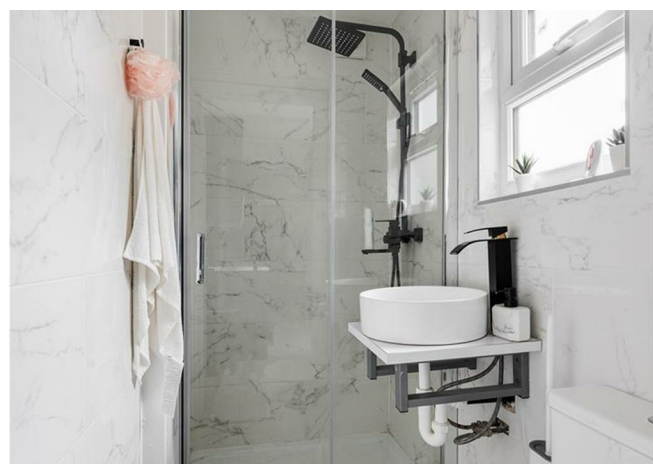
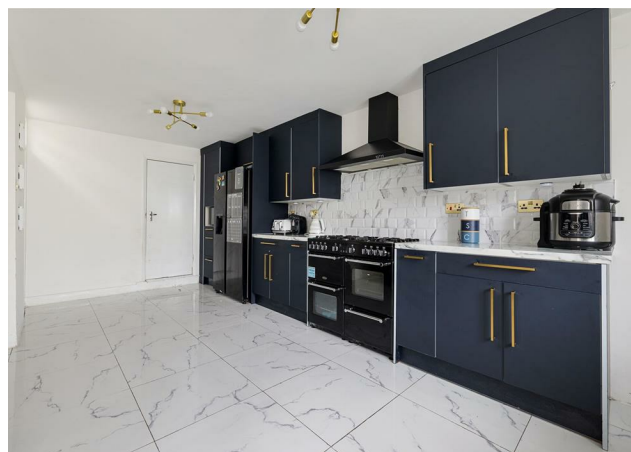
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IF YOU LIVED HERE...

A bright box bay window casts an abundance of natural light over your 220 square foot reception room. All decked out in plush grey carpet and crisp white paintwork, with designer pendulum light fittings overhead. Through to that 290 square foot, open plan kitchen diner and you'll find a large alcoved dining area, broad marbled floor tiles, dark matt cabinets with brass fixtures and fittings, a dual chef's oven with gas cooking range and metro splashback tilework. From here, you also have direct access to your West facing garden and ground floor shower room.

The shower room has broad floor to ceiling tiles, a spacious stroll in shower and statement vessel sink. Out in the garden, there's a large patio that's perfect for afternoon barbecues and some leafy, green borders for cultivating in your own style with vegetables or flowers. Heading back inside and up to the first floor, you'll arrive in your 150 square foot principal bedroom that's home to another elegant box bay window, an additional bright single panel window and lots of soft velvety carpet underfoot.

Further along the landing, you'll find two more handsome double bedrooms with more of that soft grey carpet underfoot. A large family bathroom completes the set up, with a luxurious rolltop, clawfoot tub, brass fixtures and fittings, a heated towel rail, modern white suite and a large stroll in shower. Upstairs again, in your 190 square foot stylish loft conversion, currently being used as a relaxation room, you'll find more of that plush smoky carpet, two large bright skylights and an en suite WC.

An easy twelve minute walk brings you to the open greenery Central Park, where you'll find tennis and basketball courts, a popular children's playground and some lovely scenic walking trails around the Discovery Garden. Family friendly Keralan restaurant, Udaya, is only two minutes away on foot, offering warming and authentic South Indian plates. Your new local, The Boleyn Tavern on Barking Road, is steeped in history and has one of the longest bars in Britain. Its well worth a visit for a traditional Sunday roast or just to admire the spectacular stained glass roof whilst sipping your favourite tippie.



WHAT ELSE?

- Within a one mile radius of your home, there are sixteen primary and secondary schools that have achieved a rating of 'Outstanding' from Ofsted and another eighteen deemed 'Good'.
- Indoor children's trampoline and adventure park, Flip Out, is just round the corner and a great place to burn off some energy on a rainy day. There's a huge variety of activities on offer from soft play and caving, to drop slides and a ninja obstacle course.
- On Tuesdays, Thursdays, Fridays and Saturdays, much loved Queen's Market takes place, where there's a whole host of delicious street food, beautiful jewellery and vintage household goods. Best of all, it's only a ten minute walk from your new home.

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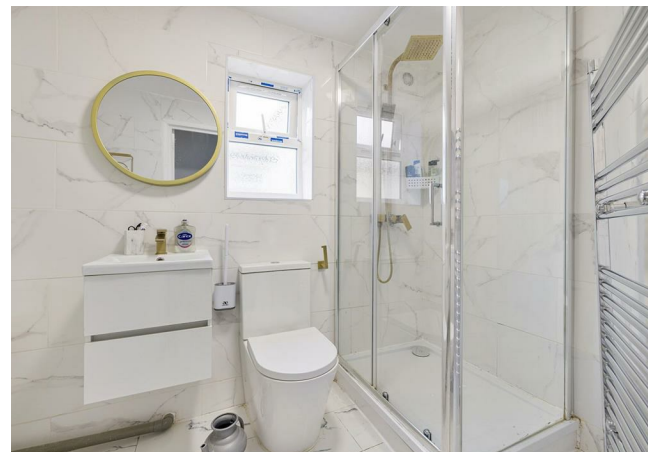




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**Reception Room**  
10'6" x 22'3"

**Kitchen/Diner**  
14'0" x 21'3"

**Shower Room**  
3'3" x 5'8"

**Lean to**  
**Bedroom**  
13'10" x 11'0"

**Bedroom**  
8'7" x 10'9"

**Bathroom**  
5'5" x 9'8"

**Bedroom**  
8'11" x 11'0"

**Bedroom**  
10'7" x 18'9"

**WC**  
3'8" x 4'9"

**Garden**  
approx. 14'9" x 29'10"



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