

FREEHOLD



House - Mid Terrace

STEVENAGE ROAD, EAST HAM LONDON E6

Offers in excess of

£500,000

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FEATURES

- Spacious freehold family home
- Private garden with patio
- Double glazing and gas central heating
- Ready to move in condition
- Separate reception and dining rooms
- Outbuilding for extra storage
- Recently rendered exterior
- Close to East Ham Underground



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3 Bedroom House - Mid Terrace located in London

Ground Floor

Reception Room

13'4" x 11'10"

Located at the front of the property, this inviting reception room benefits from a prominent bay window, which floods the space with natural light and offers views of the street. The room is comfortably carpeted, providing a warm and welcoming ambience, and features a wall-mounted radiator to ensure efficient gas central heating. Its well-proportioned layout allows for flexible arrangements, making it an ideal primary living space for relaxation and entertaining. The room's well-maintained condition and classic design elements contribute to a ready-to-enjoy environment.

Dining Room

11'5" x 9'11"

Located centrally on the ground floor, this adaptable room sits conveniently between the main reception room and the conservatory, leading to the garden. It is neutrally carpeted throughout, offering a comfortable and warm ambience. Benefiting from natural light, this well-maintained space provides exceptional flexibility, perfect for use as a formal dining area, a spacious home office, or an additional versatile bedroom, catering to diverse family needs. Currently used as a bedroom.

Kitchen

7'3" x 6'9"

This functional kitchen is conveniently located on the ground floor, positioned between the dining room and providing seamless access to the conservatory and beyond. It features a range of cream-coloured wall and base units, complemented by contrasting dark work surfaces and sleek black tiled splashbacks. A stainless-steel sink with mixer tap is neatly integrated. The room benefits from natural light, creating a bright and practical space. This well-appointed kitchen is ready for immediate use and personalisation.

Conservatory

14'2" x 5'5"

A highly practical and well-positioned addition to the home, this ground floor conservatory provides a bright and versatile space with direct access to the rear garden. It offers seamless convenience for managing outdoor activities and relaxing indoors, making daily life considerably easier. Currently used as a dining room.

WC

5'5" x 2'3"

Conveniently located on the ground floor, this essential WC is accessed directly through the conservatory, enhancing the home's practical flow. It offers easy access for residents and guests, significantly contributing to the overall functionality of the ground floor.

First Floor

Master Bedroom

11'6" x 10'11"

This well-proportioned master bedroom on the first floor offers a bright and comfortable space. It is neutrally carpeted throughout, creating a warm and inviting atmosphere. The room benefits from excellent natural light through a large window. Presented in good condition with neutral décor, this bedroom is ready for immediate enjoyment and personalisation, offering a versatile space to suit your style.

Double Bedroom

11'5" x 10'11"

This bright and airy double bedroom offers a comfortable and flexible space. It is neutrally carpeted throughout, creating a welcoming feel. Large windows provide excellent natural light. Presented in good condition with neutral décor, this versatile bedroom is ready for immediate enjoyment and personalisation, ideal for family members or guests.

Single Bedroom

7'5" x 5'10"

This bright bedroom provides a versatile space, ideal as a child's room, a cosy guest room, or a dedicated home office. It is neutrally carpeted, offering a comfortable feel, and benefits from natural light through its window. Presented in good condition with neutral décor, this adaptable room is ready for immediate enjoyment and personalisation, suited to a variety of lifestyle needs.

Bathroom

7'3" x 5'8"

The modern family bathroom features a complete three-piece suite, including a bathtub with overhead shower, WC, and hand basin. The walls are fully tiled for easy maintenance and a contemporary finish. Benefiting from a window, the room enjoys natural light and ventilation. Presented in good condition, this bathroom is ready for immediate use and personalisation, offering a fresh and functional space.

Outside/Additional

Front Garden

17'5" x 4'10"

Providing a welcoming approach to the property, the front garden offers a neatly presented and low-maintenance outdoor space. A paved pathway leads directly to the front door, ensuring convenient access. The garden's well-defined boundaries and tidy appearance enhance the property's kerb appeal, creating a positive first impression for both visitors and residents.

Garden (Rear)

38'3" x 17'5"

Step outside into this generous and private rear garden, providing a substantial outdoor extension to the home. Directly accessible from the conservatory, it features a well-defined patio area adjacent to the house, perfect for outdoor dining and entertaining. This leads seamlessly to a low-maintenance lawn, ideal for children's play or quiet relaxation. The garden is fully enclosed by robust fencing, offering both privacy and security.

Outbuilding

23'0" x 16'2"

A truly standout feature of this property is the exceptionally large and versatile outbuilding, positioned at the rear of the garden. This substantial structure is far more than a typical shed. It includes multiple windows and internal lighting, creating a bright and adaptable space with immense potential. Whether used as a dedicated home office, a private gym, an art studio, a spacious workshop, or a vibrant playroom, this well-maintained outbuilding provides invaluable additional space, separate from the main house, significantly enhancing the property's overall utility and appeal.



Stevenage Road, E6

Approximate Gross Internal Area = 87.1 sq m / 938 sq ft
Shed = 34.7 sq m / 374 sq ft



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

