



For Sale

House - End Terrace

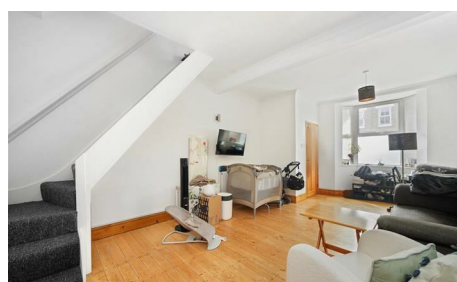
Pitchford Street | London | E15

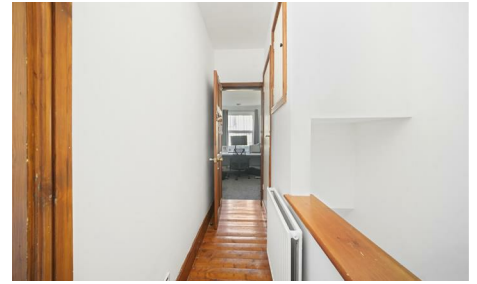
Offers Over £475,000 | Freehold

1 Reception | 2 Bedroom | 2 Bathroom

- End-Terraced House
- Two Well Sized Bedrooms
- Ideal as Home or Investment
- Potential to Extend STPP
- Private Rear Garden
- Excellent Transport Links
- Freehold | Chain Free
- Council Tax | London Borough of Newham | C
- EPC | D

FREEDOM TO MOVE





Hawks are pleased to present a rare and exciting opportunity to acquire a well-proportioned two-bedroom end-of-terrace home on the increasingly sought-after Pitchford Street, in vibrant Stratford, E15.

With a generous through lounge, separate kitchen, two double bedrooms, a sophisticated large bathroom and an additional downstairs WC, the home also benefits from a charming rear garden and the potential to extend both at the rear and into the loft (STPP).

Whether you're a first-time buyer, growing family, buy-to-let investor, or developer, this is a fantastic opportunity to unlock value in a rapidly rising East London location.

Ground Floor:

Upon entry, you're welcomed by a bright and airy through lounge. At the rear, the kitchen opens directly onto the garden, with a side return area offering further potential for extension or additional storage. A convenient WC is also located on this floor.

First Floor:

The upper floor includes two generously sized bedrooms, both benefiting from excellent natural light. A spacious bathroom is also located on this floor, offering a practical layout and a modernised design.

Outdoor Space:

The private rear garden offers a tranquil retreat with ample space for planting, play, or entertaining. The side return adjacent to the kitchen provides additional usable space and clear potential for a side extension (STPP).

Location:

Situated in the heart of Stratford, Pitchford Street is a peaceful residential street within close proximity to major transport links, parks, schools, and local amenities. Stratford Station is just a 7-minute walk away, providing access to the Central, Jubilee, DLR, and Elizabeth Line services. Westfield Shopping Centre, with its extensive retail offerings and wide range of bars and restaurants, is only 0.6 miles from your doorstep.

Freehold

Chain Free

EPC | D

Council Tax | London Borough Of Newham | Band C

Please call us at 0203 002 6769 to arrange a viewing today.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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