



**Stratford Road Plaistow E13 0JW**  
**Well Presented 3 Bedroom House With 3 Reception Rooms Offers In Excess Of £539,000 F/H**





Presenting a stunning three-bedroom mid-terrace house in the desirable Stratford Road, Plaistow, London E13. This well-presented property boasts an array of features, making it an ideal choice for those who appreciate both style and practicality.

Upon entering, you'll be captivated by the inviting atmosphere, enhanced by three spacious reception rooms that offer flexibility for various lifestyle needs. The well-equipped kitchen, complete with integrated appliances, seamlessly blends functionality and elegance, catering to the demands of contemporary living.

Adding to the convenience, the ground floor hosts a practical w/c, while the first floor features a family bathroom. A cellar enhances the property's utility, offering additional storage or potential for creative use. The attic provides additional storage space.

The location of this residence is a true highlight, as it sits within a short stroll of Plaistow Underground station, ensuring easy access to the heart of London. Enjoy the proximity to West Ham Park, providing a serene green escape for leisurely walks and recreational activities.

The immediate area is benefitting from a program of redevelopment with the Plaistow Hub which has proposed will bring with it a library, secondary school, supermarket, gym and café, it will be a new hub for the neighbourhood.

What sets this home apart is its strategic location – a short train journey or bus ride takes you to the renowned Westfield Shopping Centre and Stratford Station. Stratford Station, a major transportation hub, is served by the Elizabeth Line, Jubilee Line, Central Line, and DLR, providing effortless connections to various parts of London.

This home not only offers a beautiful living space but also places you at the centre of convenience. Commuters will appreciate the quick access to public transportation, while the nearby amenities and the allure of West Ham Park provide a balanced lifestyle.





### Entrance Via

double glazed door with secondary door to:

### Hallway

stairs ascending to first floor - radiator - power points - exposed floor boards - opening to reception 3 - doors to:

### Reception 1



double glazed three splay bay window to front elevation with partial wooden shutters - radiator - power points - exposed floorboards.

### Reception 2



double glazed window to rear elevation - radiator - power points - exposed floor boards.

### W/C



obscure double glazed window to side elevation - low flush w/c - wall mounted wash basin - tiled splash backs - tiled floor covering.

### Cellar

gas meter

### Reception 3



radiator - power points - exposed floor boards - double glazed door to rear garden - opening to:

### Kitchen



double glazed window to rear elevation - cupboard housing main boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - integrated washing machine - integrated fridge/freezer - integrated Bosch dishwasher - built in oven with four point gas hob and extractor fan over - splash backs - power points - wood effect floor covering.

### First Floor Landing

access to loft - power points - carpet to remain - doors to:

### Bedroom 1



two double glazed windows to front elevation - radiator - power points - carpet to remain.



## Bedroom 2



double glazed window to rear elevation - access to loft - radiator - power points - carpet to remain.

## Bathroom



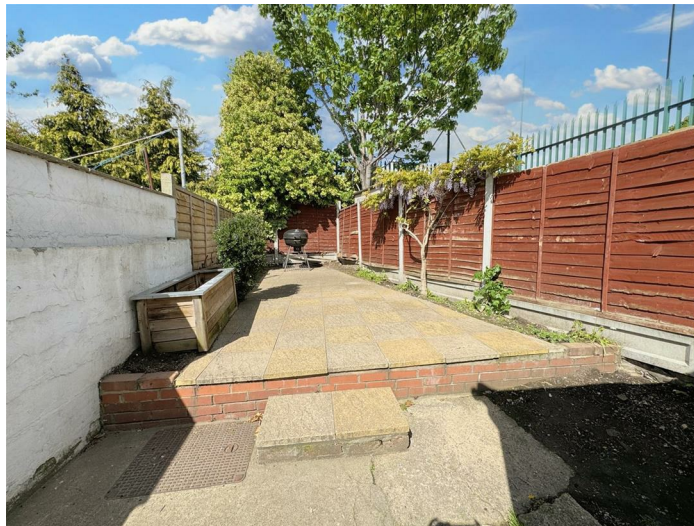
obscure double glazed window to side elevation - wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - pedestal wash basin - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

## Bedroom 3



double glazed door to Juliet balcony - radiator - power points - carpet to remain.

## Rear Garden



mainly paved with flower and shrub borders.

## Additional Information:

Council Tax London Borough of Newham Band C.

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The Property has mains electric, mains Gas, mains water, mains sewerage and is heated via gas central heating. The current owner has added additional thermal insulation to the cellar and attic, thus improving the energy efficiency.

A Transfer of the land in this title dated 1 May 1989 made between (1) The Mayor and Burgesses of the London Borough of Newham and (2) Florence Louisa Hicks contains restrictive covenants., we have a copy of this document available to view upon request.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

## Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

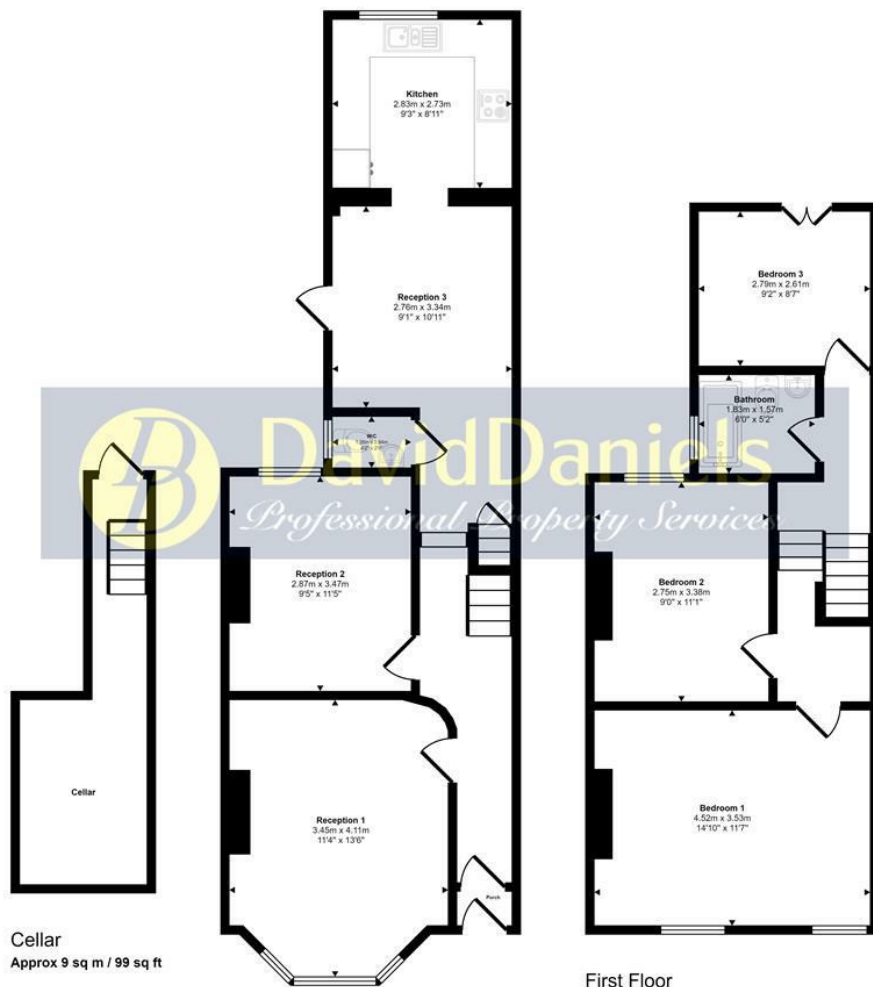
Please get in touch should you require a quotation and we will be pleased to organise this for you.







Approx Gross Internal Area  
107 sq m / 1157 sq ft



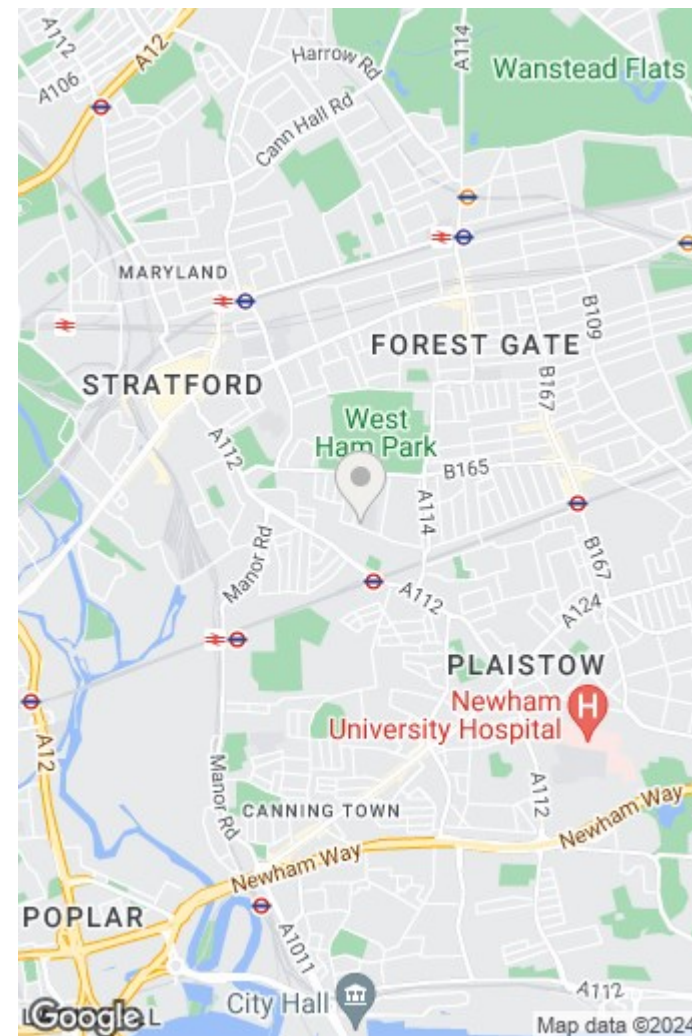
Cellar  
Approx 9 sq m / 99 sq ft

Ground Floor  
Approx 55 sq m / 591 sq ft

First Floor  
Approx 43 sq m / 468 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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