



Total Area (Excluding Loft Room & Outdoor Storage): 81.2 m² ... 874 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

 **Tweedmouth Road, London**
£475,000 Freehold
2 Bed House



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	83 54
(81-91) B	
(69-80) C	
(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	



Features

- Victorian Terraced House
- Two Double Bedrooms
- Large Upstairs Family Bathroom
- Through Lounge with Herringbone Floors
- Converted Loft Room
- Modern Kitchen With Range Cooker
- Well Presented Throughout
- Close to Plaistow Station



This beautifully presented two bedroom Victorian terraced house offers generous living space, a converted loft room and a practical layout, all within easy reach of Plaistow Station. Set on a friendly residential street, you're well placed for local shops, cafés and green spaces, with strong connections into Stratford, the City and beyond.



WHAT ELSE?

- Plaistow Underground Station is within easy walking distance, with District and Hammersmith & City line connections across London.
- Green Street is close by for independent food shops, cafés and restaurants, while Stratford and Westfield are a short journey away.
- West Ham Park is nearby, with open lawns, gardens, tennis courts and plenty of space for weekend walks.





➤ IF YOU LIVED HERE...

Step through the porch and into the hallway, where the home's character starts to unfold. At the front, the first reception room is centred around a bay window, with herringbone flooring running underfoot and a calm, well kept finish throughout. An archway leads through to the second reception, creating a lovely through lounge with two distinct yet connected spaces for relaxing, hosting or everyday family life.

Beyond, the modern kitchen is bright and well arranged, complete with a range cooker and direct access to the garden. Just beyond the kitchen, you'll find a ground floor WC, useful storage and an outdoor storage room. The rear garden extends to approximately 8.5 metres, offering space to sit out, plant up or enjoy warmer days.

Upstairs, there are two double bedrooms, both with comfortable proportions and natural light. The large family bathroom sits to the rear of the first floor, with plenty of space and a clean, practical layout. Stairs continue to the converted loft room, a versatile additional space with skylights and eaves storage on both sides.

