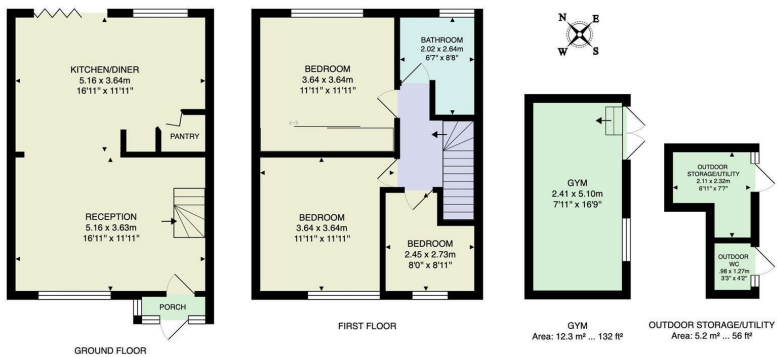




Total Area (Excluding Gym, Outdoor Storage/Utility & Outdoor WC): 82.7 m² ... 891 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.

Reception
16'11" x 11'10"

Kitchen/Diner
16'11" x 11'11"

Bedroom
8'0" x 8'11"

Bedroom
11'11" x 11'11"

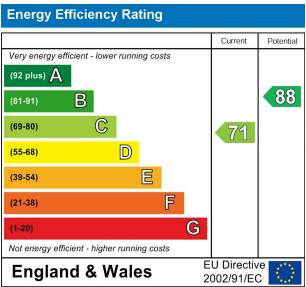
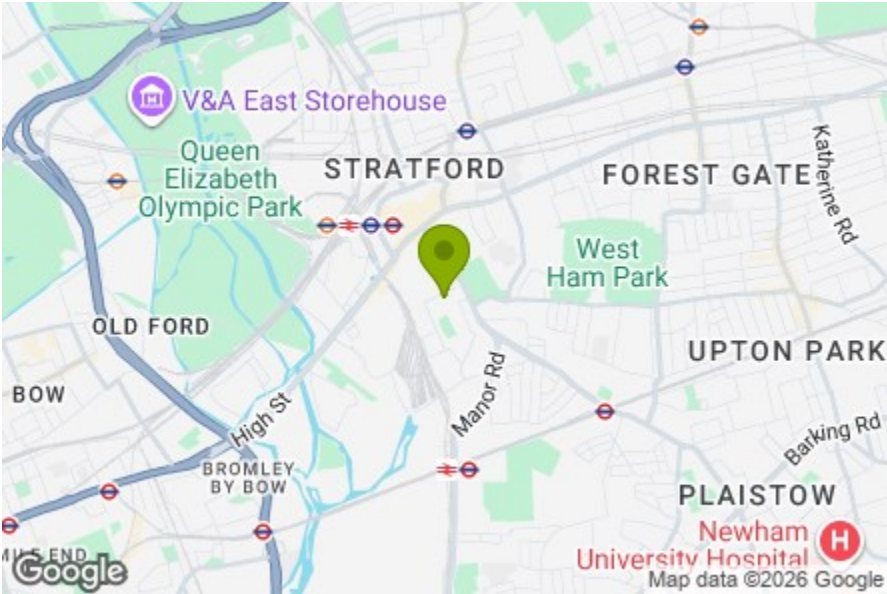
Bedroom
11'11" x 11'11"

Bathroom
6'7" x 8'3"

Gym

Outdoor Storage/Utility

Outdoor WC



MARRIOTT ROAD, STRATFORD

Offers In Excess Of £650,000 Freehold 3 Bed House



Features:

- Freehold House
- Three Bedrooms
- Garden Studio
- Chain Free
- Open Plan Kitchen Diner
- Close to Stratford Station
- Good Decorative Order

A thoughtfully finished three bedroom freehold house in a well-connected Stratford setting, with an open-plan kitchen and dining space, a private rear garden and a detached garden studio adding valuable extra room. Stratford Station, Westfield and the wider Olympic Park neighbourhood are all within easy reach, while the house itself is offered chain free.

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IF YOU LIVED HERE...

The ground floor has a natural sense of flow, beginning with a bright reception room where pale timber flooring, soft walls and dark fitted cabinetry keep things clean and contemporary. From here, the space opens into the kitchen and dining room at the rear. Exposed brick brings warmth and texture, while dark cabinetry, timber worktops and a run of bench seating create a relaxed place for everyday meals. There's also a pantry tucked to one side, and wide folding doors open directly onto the garden.

Upstairs are three bedrooms and the family bathroom. The two larger bedrooms are similarly proportioned, while the third offers useful flexibility, with the rooms currently showing how easily the space can accommodate working from home. The bathroom combines white metro tiling and grey hexagonal tiles with a bath and separate rainfall shower area.

Outside, a raised deck immediately behind the house gives way to lawn and a detached timber-clad garden studio, currently fitted

out as a gym. At the far end there's further outdoor storage/utility space alongside a separate WC, making the garden particularly practical as well as somewhere to enjoy when the weather behaves.

WHAT ELSE?

- Stratford Station puts the Central and Jubilee lines, Elizabeth line, DLR, London Overground and National Rail services within easy reach, making journeys across London particularly straightforward.
- Westfield Stratford City brings an enormous choice of shops, restaurants and cafés nearby, while the surrounding East Village and Queen Elizabeth Olympic Park offer plenty more for weekends closer to home.
- Sawmill on West Ham Lane is a handy local stop for coffee, cake and something more substantial, adding an independent option to Stratford's increasingly varied food scene.



A WORD FROM THE OWNER...

"We absolutely loved living here, and leaving the house was by far the hardest part of relocating so soon after buying it.

The previous owners renovated the property beautifully, making incredibly thoughtful use of the space. Everything feels considered and well designed, which makes it such an easy and enjoyable home to live in.

Some of our favourite moments were simple ones – sunny mornings with the back door open, having coffee in the kitchen, and being able to work out in our own gym at home. The kitchen was a particular highlight for us: it's beautifully modern, with backlit drawers, fantastic storage, a pantry, dishwasher, double-door fridge and a super-fast induction hob. It's a brilliant space for both everyday life and entertaining friends.

The location has also been incredibly convenient. Getting into central London is so easy, whether on the Elizabeth line or by bike, and having secure bike

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