



Montpelier Gardens, East Ham

Asking Price £550,000 Freehold

- Three bedroom terraced home
- Landscaped, south facing garden
- Large kitchen/Diner
- Installed Fibre Broadband
- Close to excellent Schooling
- Highly sought after location
- Beautifully presented
- Formal lounge
- Further scope to extend (STPP)

Petty Son & Prestwich are delighted to offer for sale this three bedroom terraced house in one of the most sought after roads in East Ham, with a due South facing garden and potential to further extend (STPP).

Montpellier Road, E6, is ideally situated to take advantage of all the excellent amenities the area has to offer. Families will love the outstanding choice of local schools just moments from your doorstep. Within half a mile, you'll find the highly regarded Central Park Primary School (just 0.2 miles on foot, Ofsted rated Good), alongside both New City Primary School (0.3 miles) and Brompton Primary School (0.4 miles), each proudly holding an Ofsted Outstanding rating.

Just a short stroll away, Central Park (0.3 miles) and Brompton Park (0.4 miles) provide year round enjoyment for all ages. Between them you'll find sports facilities, a water play area, paddling pool, café and playgrounds, along with beautiful open scenery ideal for joggers, dog walkers and cyclists. For commuters, Upton Park Station is just 0.8 miles away, connecting you to the Circle, District and Hammersmith & City lines for swift access across London.

Closer to home, Barking Road offers a vibrant selection of shops, cafés and everyday essentials, only 0.4 miles from your doorstep. Despite being so well connected, Montpellier Gardens remains an attractive tree lined street with a wonderful community feel, earning its reputation as one of the area's most desirable roads. Beautifully presented both inside and out, this home makes an immediate impression.

The exterior showcases elegant sash windows set within deep sills and adorned with window boxes, alongside a smart wrought iron fence and a crisp rendered frontage. As you enter through the stained glass front door, the formal reception greets you with a central fireplace, large bay window, and white-painted original floorboards.

At the end of the entrance hall, the modern family bathroom is fully tiled with metro tiles and a wood-effect floor, featuring a white suite with a bespoke sink set into a reclaimed drawer unit, blending contemporary style with vintage charm.

The ground floor is completed by a bright and airy kitchen/dining room. The dining area easily fits a large table, while the smart shaker kitchen is cleverly arranged in a practical 'C' shape, making the most of the three walls of storage and the home's sunny south-facing aspect - perfect for family meals or entertaining friends.

Upstairs, you'll find three bedrooms, all with original floorboards. The principal bedroom stretches across the full width of the house, featuring a large bay window and two bespoke full-height wardrobes either side of the chimney breast.

The boarded loft offers plenty of storage and potential to extend further, subject to planning (STPP). The sunny south-facing garden has been landscaped for modern family living, with a large raised deck leading down to a central lawn, a small paved area and a handy storage shed.

EPC Rating: C69

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.



Total area: approx. 94.8 sq. metres (1021.15 sq. feet)

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