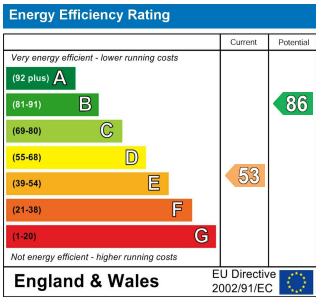
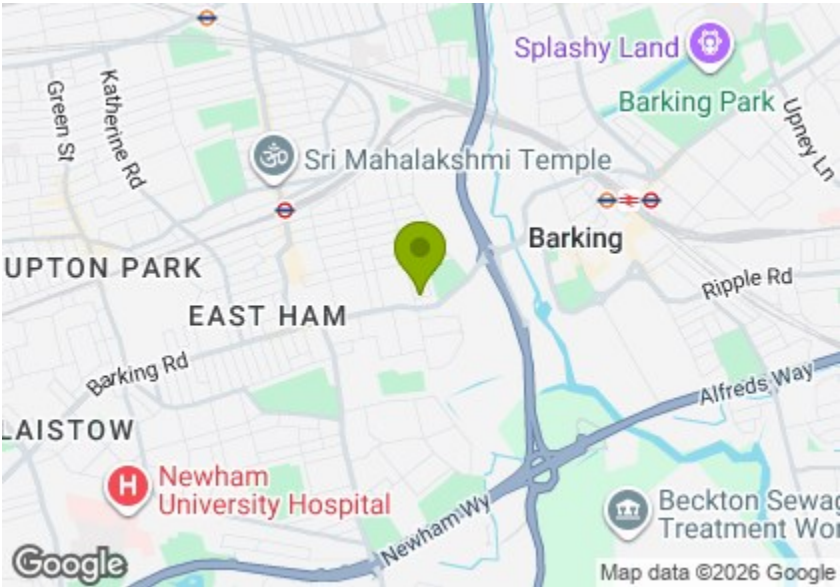




Total Area: 107.7 m² ... 1159 ft² (excluding garden)  
All measurements are approximate and for display purposes only



## CALVERTON ROAD, EAST HAM

Offers In Excess Of £550,000 Freehold  
4 Bed House - Mid Terrace



### Features:

- Four Bedroom House
- Very Well Presented Throughout
- South West Facing Garden
- Converted Loft
- Two Bathrooms
- Bright Bay Fronted Reception
- Original Features
- Close To East Ham Station

Set within easy reach of East Ham Station, this very well presented four bedroom Victorian home is arranged across three floors, with a south west facing garden, two bathrooms and a converted loft. Inside, original features sit alongside thoughtful modern updates, from the newly added wood burner with Turkish tiled surround to the garden roof canopy, creating a home with warmth, character and plenty of everyday comfort.

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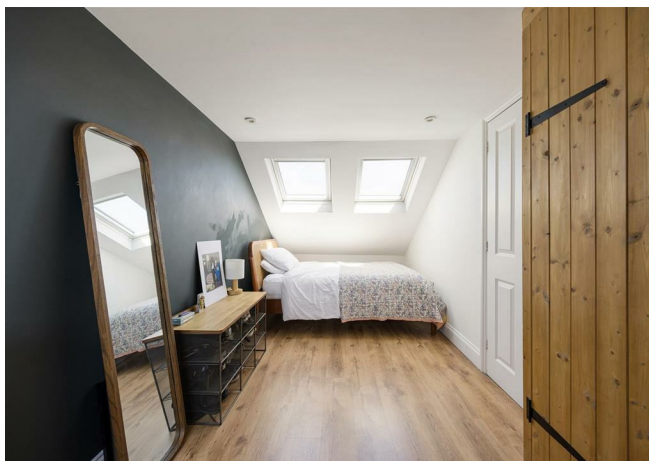
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## IF YOU LIVED HERE...

Step inside and the hallway leads you through to two separate reception rooms. At the front, the bay window fills the main living space with natural light, while original details are paired with a newly added wood burner, framed by beautiful Turkish tiles for a richly characterful focal point. A ceiling fan with integrated lighting adds a practical modern touch. The second reception sits just behind, making a natural dining room, snug or family space, with a direct connection through to the kitchen at the rear.

The kitchen is neatly arranged with contemporary cabinetry, good worktop space and a door opening out to the south west facing garden. Outside, the new roof canopy creates a sheltered spot for morning coffee, evening drinks or keeping the doors open when the weather is feeling typically British, while the lawn beyond gives you easy outdoor space to enjoy through the warmer months.

Up on the first floor, there are two bedrooms and a family bathroom, with a ceiling fan and integrated lighting adding comfort to the principal bedroom. The converted loft adds two further bedrooms and a second bathroom, making the top floor a really

useful addition for guests, older children or working from home. Across all three levels, the home feels carefully looked after and ready to move into.

## WHAT ELSE?

East Ham Station is close by, with District and Hammersmith & City line services for straightforward links across London.

For culture, creativity and a brilliant day out, Queen Elizabeth Olympic Park places you within reach of V&A East and Sadler's Wells East, with Forest Gate and its Elizabeth line connections also easily accessible.

East Ham High Street is within easy reach for everyday shopping, cafés, restaurants and local essentials.



## A WORD FROM THE EXPERT...

"East Ham is an area with real depth and character, shaped by layers of history and a strong sense of community. It's long had footballing roots as the former home of West Ham United's stadium, and while the ground has since made way for new homes that sporting heritage still forms part of the area's story.

Today, East Ham is one of East London's most diverse neighbourhoods, with a rich mix of cultures reflected in its shops, cafés and local community spaces. There's a real sense of everyday life here, from the bustle of the high street to quieter corners such as East Ham Nature Reserve, which offers a welcome stretch of green tucked away from the main roads and perfect for a peaceful walk.

Architecturally, there's plenty to admire, from rows of Victorian and Edwardian terraces to landmark buildings such as East Ham Town Hall, an impressive reminder of the area's civic past. With Central and District line stations close by, East Ham is also well connected, making it an appealing choice for those looking for a strong community feel with easy access into the City and beyond."

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**Reception Room**  
11'7" x 13'1"

**Reception Room**  
11'10" x 10'11"

**Kitchen**  
8'8" x 9'8"

**Bedroom**  
14'11" x 11'1"

**Bedroom**  
9'4" x 10'11"



**Bathroom**  
8'10" x 8'9"

**Bedroom**  
8'5" x 9'3"

**Bedroom**  
7'4" x 17'5"

**Bathroom**  
5'6" x 5'9"

**Garden**  
15'4" x 22'11"



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