

## HENNIKER ROAD, STRATFORD

### Offers In Excess Of £775,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Victorian Terrace House
- Freehold
- Four Bedrooms
- Extended Kitchen Diner
- Close to Maryland Station
- Three Bathrooms
- Good Decorative Order
- Close to East Village
- No Through Road

This Victorian terrace is arranged across three floors, offering a generous and versatile layout with four bedrooms and three bathrooms. An extended kitchen diner creates a sociable backdrop for both everyday living and entertaining, with a layout that encourages comfortable movement. The interiors feel cohesive and carefully finished, allowing the home to be enjoyed immediately. Positioned on a no through road, it has a quieter residential feel while remaining close to Maryland Station for convenient travel. East Village is also within easy reach, adding a lively mix of cafés, dining spots, and everyday amenities nearby.

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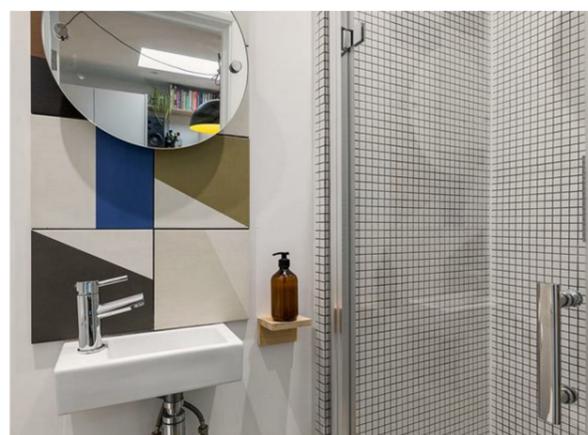
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#### IF YOU LIVED HERE...

From the moment you step inside, the home feels considered and welcoming, with rooms that unfold naturally and a sense of balance throughout. The front reception room is shaped around a wide bay window that draws in generous natural light, creating an appealing atmosphere from morning through to evening. Bespoke cabinetry lines one wall, adding a tailored finish that keeps the room composed.

To the rear, the home opens into an impressive kitchen, dining, and reception arrangement that stretches across the full width of the house. Bi-folding doors create a seamless connection with the garden, while skylights above bring daylight deep into the heart of the home. Warm wood surfaces introduce depth, paired with patterned splashback tiles that add colour and personality. The layout moves easily between cooking, dining, and seating areas, making it a central gathering point for both everyday life and entertaining. A shower room sits just off this area, adding useful flexibility.

Outside, a decked terrace provides an inviting spot for dining and relaxing straight from the house, before giving way to a lawn that feels private and easy to enjoy across the seasons.

Upstairs, the first floor includes two bedrooms and a family bathroom. The front bedroom benefits from twin windows and built-in wardrobes, while the rear bedroom feels cheerful and settled. The bathroom is finished with crisp tiled walls, a generous

bath, and a separate shower, giving it clarity and confidence in its design.

The top floor completes the home with two further bedrooms. One enjoys twin skylights, eaves storage, and an ensuite that is neatly integrated. The other also features a skylight and soft colour tones, offering a restful atmosphere that works beautifully as a bedroom or quiet retreat.

The area brings a lively mix of green space and well-chosen local favourites. A walk towards East Village introduces an easygoing café culture, with places such as Signorelli for pastries and coffee, Bobo & Wild for brunch and light bites, and Bamboo Mat serving Peruvian-Japanese dishes, sushi, and cocktails. In the opposite direction, the railway arches of Forest Gate Arches are home to The Wanstead Tap and Joyau, known for its carefully curated wines. Westfield Shopping Centre adds extensive shopping and dining, while Queen Elizabeth Olympic Park provides wide open landscapes and waterside walks. Families are well served by a strong selection of schools nearby, including Colegrave Primary School opposite which is Ofsted rated 'Outstanding' also the much-loved Maryland Primary School, just six minutes away.

#### WHAT ELSE?

Maryland station is a short walk, providing direct rail services into central London. Stratford station is fifteen minutes away, bringing extensive Underground, Overground, Elizabeth line, and national rail connections. Stratford International is also reachable in fifteen minutes, with services to destinations beyond London.



#### A WORD FROM THE EXPERT...

"I spend a lot of time in Stratford — running in the Olympic park, cycling at the outdoor Velo Park, shopping at Westfield or simply meeting friends. The area has come on leaps and bounds since the Olympics, with the new Olympic Village creating loads of amenities, green spaces, sports facilities ... and not least Westfield, which is a must for shoppers and foodies.

Gordon Ramsay's Bread street Kitchen, would be my not-so secret pick, fantastic food, and a stunning roof terrace. For a lazy Sunday brunch, try The Breakfast Club along the canal at Here East. Well-connected and with world-class amenities, Stratford is an area to watch".

KYLI CLAYTON  
E11 ASSISTANT BRANCH MANAGER

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**Reception Room**  
10'8" x 10'11"

**Bedroom**  
8'0" x 13'2"

**Kitchen / Dining / Reception Room**  
13'9" x 34'8"

**Bedroom**  
7'6" x 17'3"

**Downstairs Shower Room**  
2'7" x 7'2"

**Eaves Storage**

**Bedroom**  
13'8" x 10'11"

**Ensuite**  
2'4" x 7'0"

**Bathroom**  
8'3" x 10'8"

**Bedroom**

**Garden**  
14'9" x 41'0"



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