



EAST ROAD, STRATFORD Offers In Excess Of £700,000 Freehold 4 Bed House - Mid Terrace



Features:

- Victorian Terrace House
- Four Double Bedrooms
- Over 1600sq Feet
- Plenty of Storage
- Converted Loft
- Established West Facing Garden
- Easy Access to the District Line
- 2 Minutes from West Ham Park

An impeccably appointed and artfully arranged four bedroom Victorian terrace, laid out over three floors with a private west facing garden to the rear. Offering over 1,600 square feet of living space and three bathrooms, this is a substantial East London home just moments from the greenery of West Ham Park and the speedy transport links of Plaistow tube station. You're perfectly placed here on a friendly residential street between Plaistow and Stratford, an area that has quietly grown in popularity thanks to its excellent connections and close proximity to open green space. West Ham Park is just around the corner for a breath of fresh air, while the District Line and the wider transport hub at Stratford keep the City, Canary Wharf and the West End easily within reach.

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IF YOU LIVED HERE.....

Step inside and the generous proportions typical of a Victorian terrace immediately set the tone. Wooden flooring runs across the ground floor, bringing warmth and continuity to the living spaces. The layout feels comfortable and well balanced, with plenty of storage throughout so everything has its place.

The kitchen is particularly generous in size, offering ample room for cooking, gathering and everyday living. It is a space that easily accommodates busy mornings as well as slower weekend meals, with enough room to move around comfortably. To the rear, the established west facing garden catches the afternoon and evening light, providing a calm outdoor extension of the home.

Upstairs, all four bedrooms are doubles, giving plenty of flexibility whether you need guest rooms, workspace or room for family life. The bathrooms are thoughtfully finished too, including a particularly spacious room with a walk in shower and twin sinks, a practical and restful place to begin and end the day. With three bathrooms in total, the home handles busy mornings with ease.

WHAT ELSE?

- West Ham Park is only a couple of minutes away, one of East London's loveliest Victorian parks, with ornamental gardens, tennis courts and wide open lawns perfect for morning runs or relaxed weekend afternoons.

- Stratford is within easy reach, bringing the restaurants, theatres and cultural spaces of East Bank, the Olympic Park and the extensive shopping and dining at Westfield.

- Excellent transport links are close by, with Plaistow station on the District Line and further connections from Stratford offering swift journeys into the City, Canary Wharf and the West End.



A WORD FROM THE OWNER.....

"We have loved our time in this house and making it our first home together. The rooms are all a great size and with the basement and eaves there is plenty of storage.

East road is quiet and peaceful, making it a quiet place to come home to. The garden has been a real source of joy as well as home-grown produce! In the summer we pick fresh raspberries, gooseberries, rhubarb and apples. The patio catches the sun and is a lovely place to sit.

The location is extremely convenient, with Plaistow station a short walk away and Stratford easily reached on foot or by bus. We have loved the proximity to West Ham park, which is so well used by the community and has lovely gardens, tennis courts, and playing fields.

We are moving out of London to be closer to family and will be sad to leave our home of the last five years."

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Reception Room
14'8" x 24'10"

Kitchen
11'5" x 21'1"

Boiler Room

Bathroom
9'2" x 6'10"

Cellar
14'10" x 22'8"

Bedroom
14'8" x 13'3"

Bathroom
9'1" x 11'1"

Utility Room

Bedroom
11'5" x 16'8"

Bedroom
14'9" x 14'2"

Shower Room
9'5" x 4'9"

Garden
16'4" x 50'6"

Bedroom
8'8" x 13'2"



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