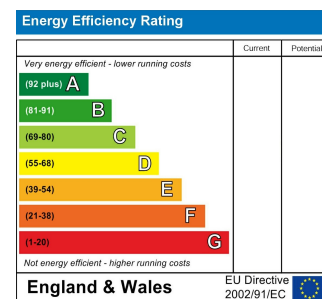
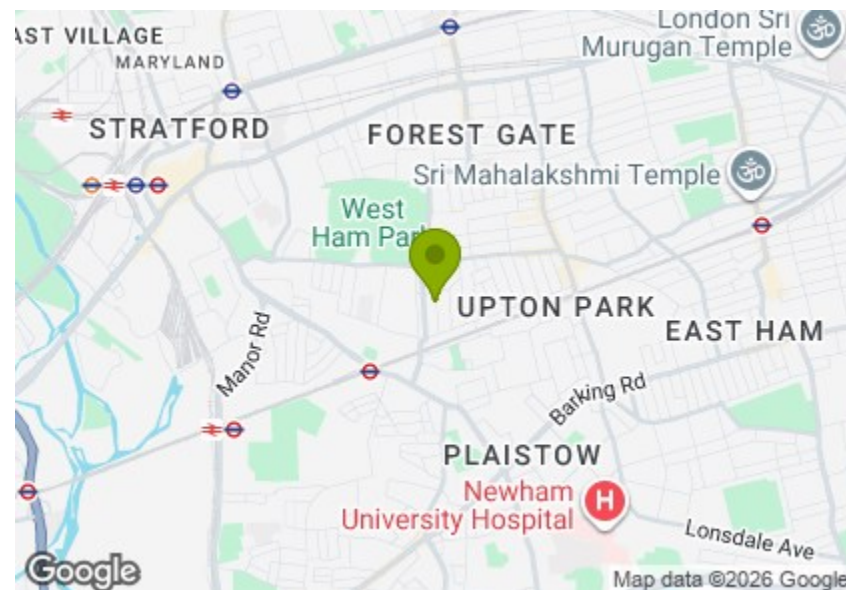


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



## CECIL ROAD, PLAISTOW

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



#### Features:

- Victorian Terrace House
- Freehold
- Three Bedrooms
- Cellar
- West Facing Garden
- Original Features
- Close to West Ham Park
- Utility Room

A beautifully presented three bedroom Victorian terrace, moments from West Ham Park and arranged across more than 1,250 sq ft, with a substantial cellar, west-facing garden, utility room and a wealth of original features. Set on a peaceful residential street in Plaistow, this freehold home balances period character with thoughtful contemporary updates, creating a warm and welcoming family home.

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### IF YOU LIVED HERE...

Step through the front door and into a broad entrance hall, where the sense of space is immediate. To the front, the principal reception room is filled with natural light from a handsome bay window and retains its original fireplace, while bespoke shelving and soft neutral tones add a calm, contemporary touch. Beyond, a second reception room offers a versatile dining or family space, with garden views and plenty of room to gather with friends and family.

To the rear, the extended kitchen and dining room stretches more than twenty feet in length. White cabinetry, timber flooring and glazed doors to the garden create a bright and sociable setting for everyday life. Just off the kitchen, the separate utility room and WC keep household essentials neatly tucked away. Downstairs, the sizeable cellar provides valuable additional storage and future potential, subject to any necessary permissions.

Upstairs you'll find three well-proportioned bedrooms arranged around a central landing. The principal bedroom spans the full width of the house, with another attractive bay window and

excellent proportions. Two further bedrooms offer flexibility for family life, guests or working from home. The family bathroom is smartly finished with a walk-in shower, contemporary fittings and plenty of natural light. Outside, the west-facing garden is a lovely extension of the living space, with patio seating areas and mature planting creating a peaceful backdrop for afternoons and evenings in the sun.

### WHAT ELSE?

West Ham Park is just a short stroll away, offering tennis courts, ornamental gardens, playgrounds and wide open green spaces, making it one of East London's most treasured parks. Plaistow Underground Station is within easy reach for District and Hammersmith & City line services, while nearby Stratford provides Elizabeth line, Central line, DLR, Overground and National Rail connections across London and beyond. The area continues to grow in popularity thanks to its excellent transport links and proximity to Stratford. You'll also find local favourites including the Boleyn Tavern, the independent businesses around Winchelsea Arches and the extensive shopping, dining and cultural attractions of Queen Elizabeth Olympic Park and Westfield Stratford City.



### A WORD FROM THE OWNER...

"We've been in this house for 12 years and have loved living here. Cecil Road has a lovely community feel and we've got to know almost everyone on this street. The close proximity to West Ham Park has been wonderful as well as Stratford for loads of amenities and Forest Gate and Wanstead flats also nearby. It's great for schools too, with so much choice of outstanding schools nearby. We have loved living here, it's been a great home and we will miss the house as well as the community"

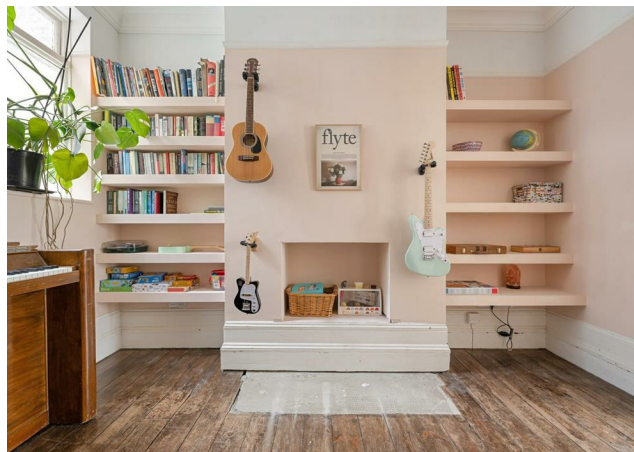
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**Reception**

11'8" x 13'11"

**Reception**

10'0" x 12'0"

**WC/Utility**

4'11" x 11'7"

**Kitchen/Diner**

9'8" x 20'8"

**Bedroom**

15'6" x 13'11"

**Bedroom**

10'0" x 12'1"

**Bathroom**

6'10" x 9'4"

**Bedroom**

9'9" x 10'10"

**Cellar Room 1**

14'2" x 21'3"

**Cellar Room 2**

9'0" x 22'1"

**Garden**

approx 15'10" x 47'2"



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