



# For Sale

House - End Terrace

Glenavon Road | London | E15

Offers Over **£475,000** | Freehold

1 Receptions | 2 Bedroom | 1 Bathroom

- Two Bedroom End-Terraced House
- Ideal as a Home or Investment
- Potential to Extend STPP
- Private Rear Garden
- Freehold
- Chain Free
- EPC | D
- Council Tax Band | C

FREEDOM TO MOVE



  
*Hawks*



Glenavon Road, E15

GROSS INTERNAL AREA  
66.4 sq m / 715 sq ft



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.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Hawks are delighted to present to the market this TWO DOUBLE-bedroom end terraced family home, set on the ever-popular Glenavon Road, Stratford Village.

Upon entering, you are welcomed by a generously sized and naturally bright reception room, accompanied by a separate lounge/dining area—perfect for preparing your favourite meals and. Upstairs, the first floor offers two well-proportioned bedrooms, ideal for family living or flexible use as well as a conveniently positioned family bathroom.

The property also boasts a private outdoor space and holds excellent potential for a loft conversion or exterior extension STPP, adding extra space and value.

Perfectly positioned in the premium area of Stratford, this delightful home is within easy reach of essential local amenities, including shops, cafes, restaurants, parks, and convenient transport links.

Commuters will appreciate the outstanding connectivity, with Maryland Station just 0.3 miles away, Stratford High Street DLR at 0.4 miles, and both Stratford Underground Station, Westfield Stratford City and Queen Elizabeth Olympic Park are just 0.5 miles away—offering an array of shopping, dining, and entertainment options.

The rear garden is well proportioned for the size of the property making it ideal as an outdoor entertaining area and ready to be tailored to your needs.

Freehold | Chain Free  
EPC | D  
Council Tax | London Borough Of Newham | Band C

Please contact 0203 002 6769 for further information and viewings.

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



# Hawks

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