



Offers in excess of £400,000

TENURE : FREEHOLD

Humberstone Road, E13

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Michael Steven
766 Barking Road, London E13 9PJ
steven@michaelsteven.co.uk | 442084726666
Website: <https://mist.gnbproperty.com>



A charming two-bedroom Victorian mid-terrace home situated on the popular Humberstone Road, E13, offering a wonderful blend of character, warmth and period charm.

From the moment you step through the front door, there is an immediate sense of a home filled with personality, taste and many retained original features. The inviting lounge provides a cosy yet elegant living space, while the spacious kitchen/diner forms the true heart of the home – a sociable and welcoming area ideal for both everyday living and entertaining.

The property further benefits from a ground floor bathroom and a well-maintained rear garden that enjoys plenty of natural sunlight throughout the day, creating a peaceful outdoor retreat.

Located on a pleasant residential road, the property is ideally positioned for families and commuters alike. The highly regarded New City Primary School, rated Outstanding, is conveniently situated at the end of the road. Upton Park Station is within a short bus ride, offering excellent transport links into Central London, while Newham General Hospital is also close by.

This is a home that perfectly combines Victorian character with comfortable modern living and must be viewed to be fully appreciated.

- two-bedroom Victorian mid-terrace home
- Retains many original period features
- Bright and cosy lounge
- Spacious and sociable kitchen/diner
- Ground floor bathroom
- Sunny rear garden
- Quiet residential location on Humberstone Road
- Close to Outstanding-rated New City Primary School
- Short bus ride to Upton Park Station
- Convenient access to Newham General Hospital
- Ideal first-time purchase or family home

LOUNGE 13' 3" x 12' 10" (4.04m x 3.91m)

3 light splay bay double glazed window to front elevation. Coving to ceiling. Laminate wood floor. Radiator. Victorian style fireplace with mantle and raised hearth. Double door to:

KITCHEN/DINER 11' 3" x 10' 6" (3.43m x 3.20m)

Single light double glazed window to rear. A range of base and eye level cupboards incorporating a stainless steel single drainer sink unit, built-in oven and 4 ring gas hob with extractor hood. Wall mounted 'Worcester' gas central heating boiler. Plumbed for automatic washing machine. Radiator. Laminate wood floor.. Door to:

LOBBY

Ventilated lobby area with door to garden and further door to:

BATHROOM 8' 2" x 6' (2.49m x 1.83m)

Fully tiled with a contemporary style white suite comprising panelled bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and low level wc. Single light frosted double glazed window to flank. Chromium heated towel rail/radiator.

BEDROOM 1 13' 2" x 10' 9" (4.01m x 3.28m)

2 single light double glazed windows to front elevation. Loft trap. Fitted double cupboard. Enclosed fireplace. Radiator.

BEDROOM 2 11' 4" x 10' 2" (3.45m x 3.10m)

Single light double glazed window to rear. Radiator.

REAR GARDEN 40' x ' (12.19m x 0.00m)

Approx 40' (12.19m). Part flagstone paved with raised borders. Tool shed. External water supply.

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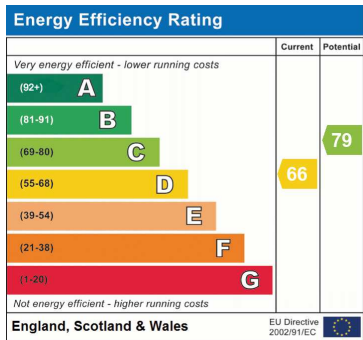
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