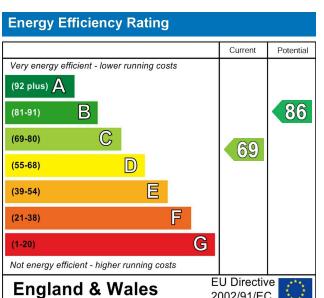




Total Area: 108.4 m² ... 1167 ft² (excluding lean to, eaves storage)
All measurements are approximate and for display purposes only



MEATH ROAD, STRATFORD
Offers In Excess Of £599,950 Freehold
4 Bed House - Mid Terrace



Features:

- Victorian Terrace House
- Four Bedrooms
- Recently Renovated
- Double Reception
- Converted Loft
- Two Bathrooms
- Close to Plaistow Station
- Freehold

This thoughtfully updated Victorian terrace brings together modern finishes with generous, well-balanced interiors. A bright double reception forms the heart of the home, while the converted loft adds valuable extra space suited to a range of needs. Four perfectly proportioned bedrooms offer flexibility for family life, work or guests, complemented by two neatly finished bathrooms arranged for convenience on the upper floors. With freehold status adding long-term appeal and Plaistow Station within easy reach, it presents a spacious, well-presented setting ready for its next chapter.

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IF YOU LIVED HERE...

On entering, the hallway guides you through to a generous double reception, beautifully opened up to create an inviting and airy setting. A bay window at the front draws in abundant natural light, enhancing the sense of openness throughout, while herringbone boards running throughout and soft white walls form a refined setting. The proportions feel generous yet comfortable, with a discreet under-stairs cupboard neatly tucked to one side and a smooth transition through to the kitchen at the rear.

The kitchen continues the home's subtle, harmonious feel, with pale cabinetry and simple finishes that allow the room to feel open and restful. Two windows and a glazed door bring in plenty of daylight, reinforcing the sense of space and keeping the connection to the garden wonderfully clear. Beyond this, the lean-to provides a bright covered walkway wrapped around the side and rear of the house, its glazed roofing ensuring the route to the garden stays light in all seasons.

Outside, the garden offers a sheltered, quiet outdoor area framed by raised brick planters and mature greenery, with a timber outbuilding at the far end adding useful storage or workspace possibilities.

Upstairs, the first floor holds two peaceful bedrooms finished in soft tones, along with a carefully arranged bathroom featuring both bath and separate shower. Rising again, the top floor reveals two further bedrooms, including a skylit room with low-level eaves storage and another overlooking the garden. A contemporary shower room

completes this considered top-floor layout.

The surrounding area brings together convenience, community and much to explore. Just a short walk away, Plaistow High Street provides everyday essentials, independent shops and useful services, making quick errands wonderfully easy. A little further along sits The Black Lion, a welcoming, family-friendly pub known for its easy-going local atmosphere. For a broader mix of shopping and dining, a brief bus ride carries you to Westfield, home to everything from high-street favourites to cafés such as Café Concerto and leisure venues like Bat & Ball. Green space is close at hand too, with West Ham Park offering expansive lawns, seasonal planting and ample room to unwind. Its playground makes it a favourite for families, adding to the park's appeal as a spot for relaxed afternoons and weekend strolls. Families will also appreciate the respected local schools, including the highly regarded Ranelagh Primary just a few minutes from home.

WHAT ELSE?

Excellent transport options are close by, with West Ham Station, Plaistow Station and Abbey Road DLR all around a ten-minute walk away. Together they offer a smooth mix of Underground, Overground and DLR services, making it easy to reach the City, Canary Wharf and Stratford without hassle.



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**

24'5" x 10'3"

Kitchen

11'8" x 8'8"

Lean to

16'0" x 13'6"

Bedroom

13'7" x 10'10"

Bedroom

11'1" x 8'1"

Bathroom

8'7" x 8'2"

Eaves storage**Bedroom**

12'1" x 11'11"

Bathroom

6'6" x 6'0"

Bedroom

9'3" x 8'9"

Garden

19'8"



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