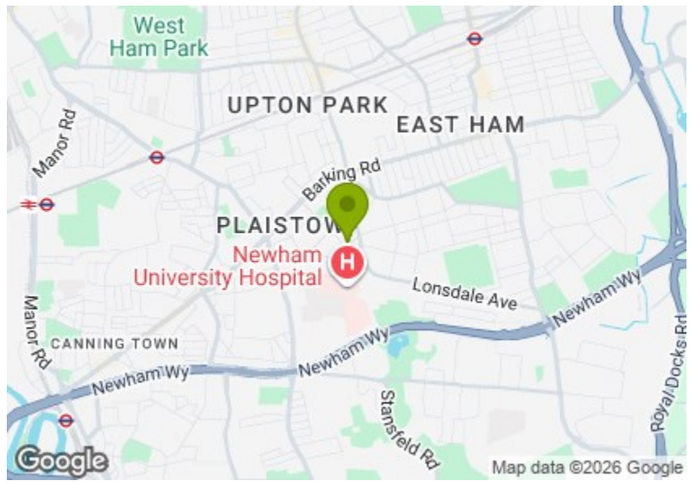
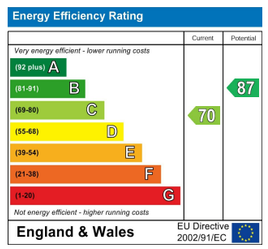


Total Area: 93.8 m² ... 1009 ft²

All measurements are approximate and for display purposes only





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NEW CITY ROAD, PLAISTOW

Offers In Excess Of £525,000 Freehold

3 Bed House - Terraced

Features:

- Victorian Terraced House
- Three Bedrooms
- Recently Refurbished
- Upstairs Family Bathroom
- Downstairs WC
- Bay Fronted Reception Room
- Close to Parks & Amenities
- Close to Upton Park & Plaistow Stations
- Potential to be Extended (STP)

A recently refurbished three bedroom Victorian terrace in Plaistow, full of colour, character and thoughtful design details. Upton Park and Plaistow stations are both within easy reach, along with local parks and everyday amenities, while the house itself has potential to be extended, subject to planning permission.

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IF YOU LIVED HERE...

Step inside and the bay-fronted reception room stretches generously through the ground floor, with warm parquet flooring, original-style detailing and a rich mix of artwork and colour. Bespoke joinery has been designed around the lounge area, including shelving and dedicated space for records, while the understairs storage incorporates clever inbuilt shoe storage. Continue through and you'll find the kitchen, where soft green cabinetry is paired with pink tiled splashbacks, followed by a useful downstairs WC.

At the rear, the play room provides another flexible living space, with bifold doors opening directly onto the garden. Outside, there's room for dining, playing and planting, with established greenery around the borders. The house also offers potential to extend, subject to the usual planning permissions, giving future owners scope to adapt the space as life changes.

Upstairs are three bedrooms and the family bathroom. Each bedroom has its own personality, with the third particularly memorable thanks to Abigail Borg's Hello Yarrow wallpaper. The bathroom continues the confident use of pattern and colour, with a separate bath and shower alongside Crosswater taps and shower fittings in brushed brass. It's a home where the recent refurbishment feels individual rather than overly polished, with plenty of thoughtful details that make the rooms feel lived-in and loved.

WHAT ELSE?

For getting around, both Upton Park and Plaistow stations are close by, providing handy Underground connections towards central London.
Plaistow has plenty of green space nearby, with local parks offering an easy escape for weekend walks, exercise and time outdoors.
You'll also find a useful choice of shops and everyday amenities around Plaistow and Upton Park, keeping day-to-day essentials conveniently close to home.



A WORD FROM THE OWNER...

"We've loved calling Plaistow home for the last 10 years. The community has been incredibly welcoming, and it's been a brilliant place to raise our family, with outstanding schools and a choice of parks within walking distance. We've enjoyed having places like Stratford's East Bank and the Greenwich Foot Tunnel on our doorstep. And when you do want to venture further afield, the Elizabeth Line and several Tube lines make getting around London really easy."

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Reception Room
25'3" x 10'7"

Kitchen
11'3" x 8'6"

Play Room
10'10" x 8'6"

WC

Bedroom
8'5" x 8'4"

Bathroom
9'8" x 5'6"

Bedroom
11'6" x 8'7"

Bedroom
13'10" x 11'6"

Garden
26'2"

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