

WARWICK ROAD, STRATFORD

Offers In Excess Of £750,000 Freehold 3 Bed House



Features:

- Victorian Terraced House
- Freehold
- Three Double Bedrooms
- Recently Renovated
- West Facing Garden
- Close to West Ham Park
- Short Walk to both Maryland and Forest Gate Station
- Potential to extend STP
- Original Features

Beautifully renovated, this Victorian terraced house offers three generous double bedrooms and a west facing garden, moments from West Ham Park and within a short walk of Maryland and Forest Gate stations. Freehold and rich in original features, it balances period character with carefully considered modern updates, creating a thoughtfully finished home ready for immediate enjoyment. With clear potential to extend, subject to the usual permissions, there is exciting scope to further enhance the footprint and tailor the layout to suit evolving needs.

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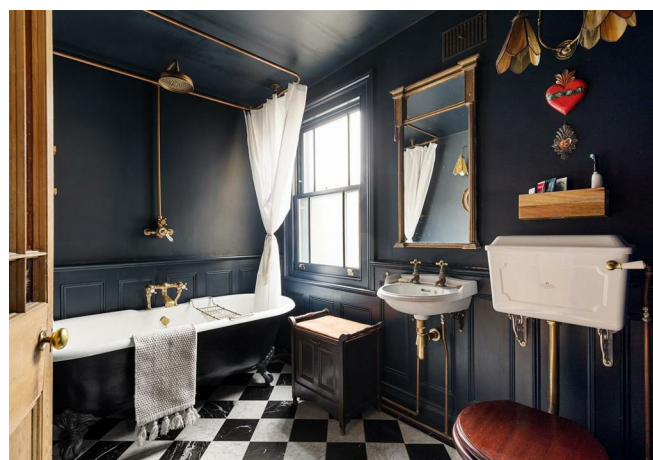
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IF YOU LIVED HERE...

From the outset, a striking brick frontage gives this home a refined presence. The projecting bay window adds depth at ground level, while two sash windows above create pleasing symmetry. An arched entrance sets a considered tone, and the contrast between brick and painted woodwork lends a timeless finish.

Inside, a richly painted hallway with understairs storage leads through to two reception rooms that flow seamlessly into one another, creating an expansive, elegantly linked living space made for entertaining and everyday comfort. A wide bay draws in soft natural light to the front, enhancing the proportions and highlighting the original detailing, while French doors at the rear open onto the garden. Fireplaces in both rooms, together with classic coving, ceiling roses and original wood flooring, celebrate the home's period heritage and lend warmth, character and cohesion to the space.

Beyond, the kitchen offers rich texture and craftsmanship, with exposed timber beams overhead and geometric design set into the original floorboards. Bespoke cabinetry and stone worktops are paired with a striking marble splashback, while glazed doors connect to the garden. Outside, rendered planters with integrated seating, gravel and wide stone pavers combine with layered planting to form an inviting setting for dining and relaxation.

Upstairs, the landing continues the sense of continuity with painted balustrades and original flooring underfoot. The principal bedroom offers excellent proportions, filled

with natural light from twin sash windows and centred around a decorative fireplace. Two further bedrooms are equally distinctive, each with warm tones, sash windows and period detailing. Completing the home, the bathroom makes a bold statement with deep painted panelling, a freestanding bath with rainfall shower above, brass accents and a classic checkerboard floor.

Life here places you within easy reach of independent favourites and larger destinations alike. Just two minutes away, Tamping Grounds is known for its expertly roasted coffee and laid back neighbourhood feel. A little further on, Giovanna's Deli and Wine has built a following for its Italian produce, freshly prepared dishes and carefully chosen bottles, making it a reliable choice for both lunch and evening provisions. The Sportsman offers a contemporary pub setting with a confident food menu and a strong reputation for its drinks selection. For something on a grander scale, a quick bus ride brings you to Westfield Shopping Centre in under ten minutes, with its extensive mix of shops, restaurants and leisure options. West Ham Park is also close by, providing wide open green space, ornamental gardens and sports facilities.

WHAT ELSE?

Maryland and Forest Gate stations are both around 15 minutes on foot, each served by the Elizabeth line, providing swift connections into Liverpool Street, the West End, Canary Wharf and Heathrow, while frequent bus routes connect you easily with neighbouring areas and beyond.



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 Room
13'10" x 12'6"

Bedroom
11'4" x 10'10"

Reception Room
11'5" x 10'10"

Bathroom
9'1" x 6'3"

Kitchen/Diner
16'3" x 11'5"

Bedroom
9'11" x 9'1"

Downstairs WC

Garden
16'4"

Bedroom
16'1" x 11'10"

Cellar
22'9" x 5'2"



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