Garden is Approx. 4.9m x 4.3m

Total Area: 107.2 m² ... 1154 ft²

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.

Reception
12'9" x 13'9"

Reception
10'6" x 10'9"

Downstairs Shower Room

Kitchen/Diner
10'6" x 12'2"

Bedroom
16'4" x 12'2"

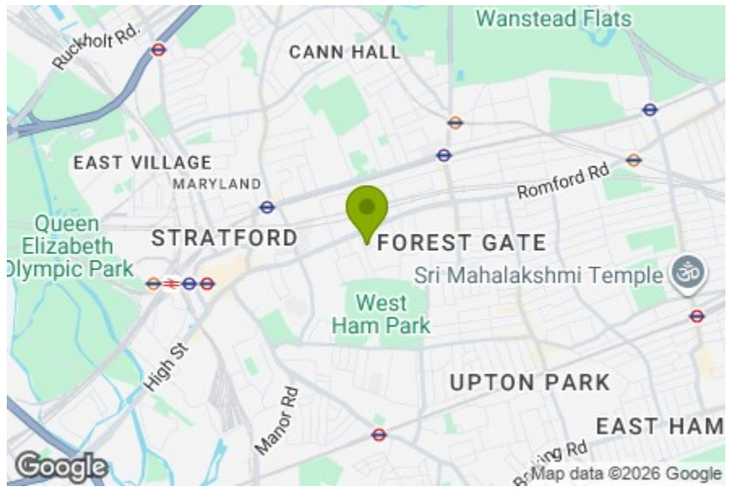
Ensuite

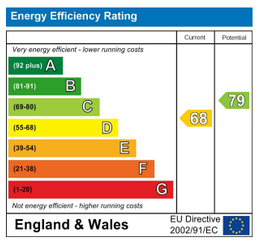
Bedroom
10'8" x 10'11"

Bathroom

Bedroom
10'9" x 11'11"

Garden
approx 16'0" x 14'1"





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WARWICK ROAD, STRATFORD

Offers In Excess Of £650,000 Freehold

3 Bed House - Terraced

Features:

- Three Bedroom House
- Victorian Terrace
- Three Bathrooms
- Spacious Bay Fronted Reception
- Eat In Kitchen
- Three Double Bedrooms
- Private Garden
- Desirable Location With West Ham Park On Your Doorstep
- Close To Maryland And Forest Gate Stations
- Chain Free

A spacious three bedroom Victorian terrace, offered chain free in a desirable Stratford location with West Ham Park on your doorstep. Inside, you'll find two reception rooms, an eat-in kitchen, three double bedrooms, three bathrooms and a private garden, with Maryland and Forest Gate stations both within easy reach.

REQUEST A VIEWING
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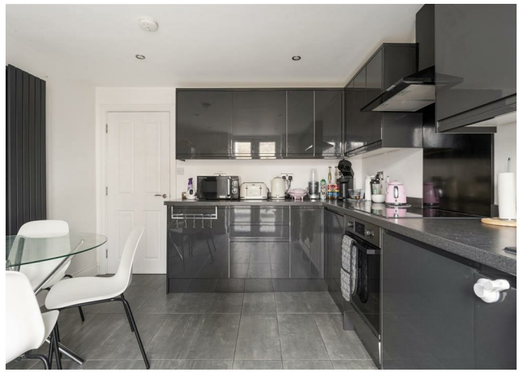

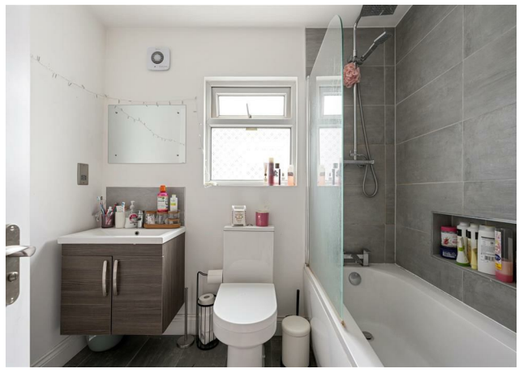

IF YOU LIVED HERE...

Step inside and the bay-fronted reception room sets a bright, characterful tone, with wood-style flooring, pale walls and a lovely sense of proportion. A second reception sits just beyond, giving you another generous living space, complete with a feature fireplace and plenty of flexibility for dining, working or relaxing.

To the rear, the eat-in kitchen has a contemporary feel, with dark cabinetry, integrated appliances, tiled flooring and space for a table beside the French doors. From here, you can open straight out to the private garden, where decking creates an easy spot for morning coffee, summer suppers or a quiet moment at the end of the day. A ground floor shower room adds useful everyday practicality.

Upstairs, all three bedrooms are well-proportioned doubles, with the principal bedroom enjoying its own en-suite shower room. The family bathroom is finished in grey tiling, with a bath and overhead shower, while the overall layout gives the house a brilliant amount of flexibility for families, guests or home working.

WHAT ELSE?

West Ham Park is wonderfully close by, giving you acres of open green space for morning runs, weekend walks, tennis, picnics and everyday breathing room.
Maryland Station is within easy reach for Elizabeth line connections, while Forest Gate Station gives you another excellent option for getting across East London and into the City. You're well placed for local favourites around Forest Gate and Stratford, from the independent spots at Winchelsea Arches to the shops, restaurants and cultural spaces of Stratford and the Olympic Park.

A WORD FROM 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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