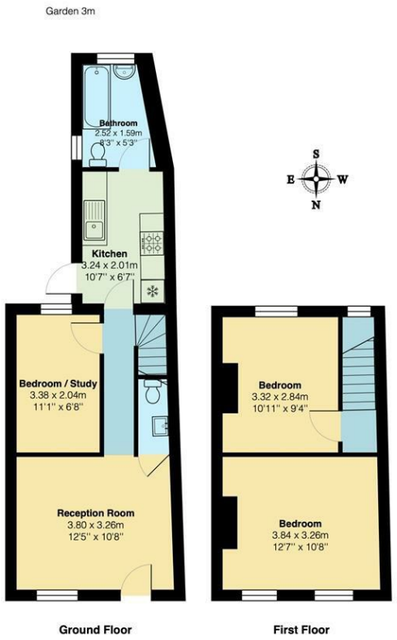


Total Area: 62.0 m² ... 668 ft²

All measurements are approximate and for display purposes only

Reception Room
12'5" x 10'8"

Kitchen
10'7" x 6'7"

Bedroom
12'7" x 10'8"

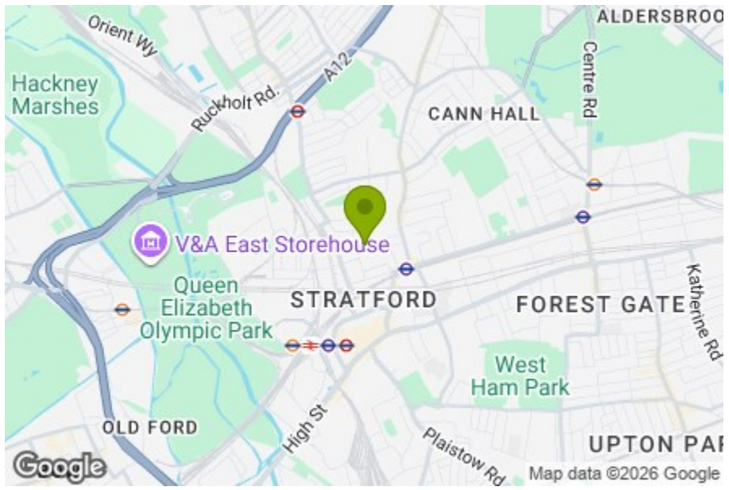
Bedroom
10'10" x 9'3"

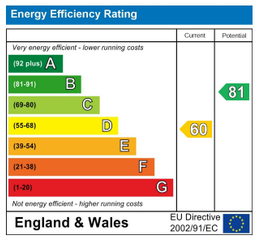
Bedroom/Study
11'1" x 6'8"

Bathroom
8'3" x 5'2"

WC

Garden
9'10"





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MARYLAND ROAD, STRATFORD

Offers In Excess Of £425,000 Freehold

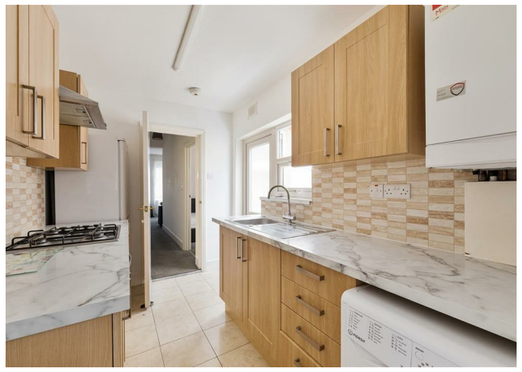
2 Bed House

Features:

- Victorian Terraced House
- Two Double Bedrooms
- South Facing Garden
- Chain Free
- Short Walk to Maryland Station
- Close to Stratford

Occupying a Victorian terraced home in the heart of Maryland, this chain free three bedroom property offers flexible living across two floors, with a south facing garden and Stratford's outstanding shopping, dining and transport links all close by. Maryland Station is just a short walk away, making it an excellent base for commuting into the City and beyond.

REQUEST A VIEWING
0203 397 2222



IF YOU LIVED HERE...

Step through the front door and into the bright reception room, where generous proportions make it easy to create a comfortable space for relaxing or entertaining. Beyond, a versatile additional room offers plenty of flexibility, whether you need a third bedroom, a home office or a separate study. A handy ground floor WC sits alongside the staircase, while the kitchen is tucked away at the rear with a practical layout, fitted cabinetry and direct access out to the south facing garden. The garden is a low maintenance outdoor space, ready for a morning coffee, container planting or dining in the warmer months.

The family bathroom sits beyond the kitchen, complete with a bath and overhead shower. Upstairs you'll find two comfortable double bedrooms, each well proportioned and filled with natural light. The larger bedroom stretches across the front of the house, while the second sits peacefully to the rear. The straightforward layout makes excellent use of the available space and gives the home a practical feel throughout. Offered chain free, it's ready for its next owners to move in and make it their own.

WHAT ELSE?

- Maryland Station is a short walk away, with Elizabeth line services providing fast connections across London, while Stratford Station is also within easy reach for Central, Jubilee, DLR, Overground and National Rail services.

- Stratford is close by for Westfield Stratford City, the Queen Elizabeth Olympic Park, cinemas, cafés, restaurants and a wide range of everyday amenities.

- For time outdoors, West Ham Park offers beautiful open green space, tennis courts and ornamental gardens, while the nearby Greenway provides a popular walking and cycling route.

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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