



Ellingham Road, London
Offers In Excess Of £625,000 Freehold
2 Bed House



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Features

- Victorian Terraced House
- Freehold
- Two Double Bedrooms
- Extended Kitchen Diner
- West Facing Garden
- Close to Leyton Station
- Built in Wardrobes
- Good Decorative Order
- Close to Olympic Park

Set on a peaceful residential street in Stratford, this beautifully presented two bedroom Victorian terraced home balances period character with thoughtful modern updates. An extended kitchen diner opens onto a west facing garden, while Leyton Station, Queen Elizabeth Olympic Park and local amenities are all within easy reach.



WORD FROM THE OWNER...

"We've absolutely loved our time in this house. We moved in when it was just the two of us and have since grown into a family of three, plus our Border Collie, so it's a home filled with a lot of very happy memories.

We've spent so much time walking the dog around the Olympic Park, Hackney Marshes and Wanstead Flats, and have loved watching the local area get better and better over the last few years. New cafés and wine bars like Farha and Le Regret opening nearby have made a real difference. We also weren't particularly excited about living close to Westfield when we first moved in, but it's honestly ended up being incredibly useful - and the new Everyman cinema is amazing!

We've really appreciated how easy it is to get around. The Elizabeth and Central lines are close by, and Stratford International is around a 15-minute walk away - being able to get to King's Cross in six minutes has been brilliant.

Our favourite part of the house is the extension.





➡ IF YOU LIVED HERE...

Beyond the classic frontage, you'll step into a bright reception room where the bay window brings in plenty of natural light. Soft neutral décor, timber flooring and clean, contemporary finishes create an inviting place to relax, with generous proportions for both everyday living and entertaining. The hallway leads past a stylish ground floor bathroom with an over-bath shower before opening into the extended kitchen diner at the rear. Sleek cabinetry, integrated appliances, generous worktops and space for a dining table make this a practical and sociable room for relaxed meals, weekend gatherings and doors-open summer evenings, while rooflights and wide folding doors draw in the daylight. Beyond, the west facing garden offers a lovely setting for afternoons and evenings outside.

Upstairs are two well-proportioned double bedrooms, both finished in the same calm, understated style. Built in wardrobes provide useful storage while keeping the rooms feeling uncluttered. Presented in good decorative order, this freehold home feels ready to move into while retaining the warmth and character of its Victorian origins.

WHAT ELSE?

- Leyton Underground Station is within walking distance, with Central line services into the City and West End. Stratford also provides Underground, Overground, Elizabeth line and National Rail connections.

- Queen Elizabeth Olympic Park is close by, offering parkland, sporting facilities, riverside walks, cafés and cultural attractions including East Bank.

- Francis Road is home to independent cafés, restaurants and shops, while nearby Stratford offers Westfield Stratford City, Theatre Royal Stratford East and a wide choice of places to eat.

