

## HENNIKER GARDENS, EAST HAM

### Offers In Excess Of £650,000 Freehold

### 3 Bed House - End Terrace



#### Features:

- Victorian End of Terrace House
- Three Double Bedrooms
- Two Bathrooms
- Extended Open Plan Living/ Entertaining Room
- Double Garage
- Side Access
- Flooded with Natural Light
- Beautifully Presented
- Fantastic Curb Appeal
- Cellar

This beautifully finished three double bedroom, two-bathroom Victorian end of terrace property offers a spacious and super stylish 1258 sq ft of well-planned living space - and that's not even including the garage and cellar! You can tell how much thought and love have gone into designing this home by the current owners. You're also surrounded by independent cafés, local restaurants, and a surprising amount of green space, including Central Park just at the end of the road.

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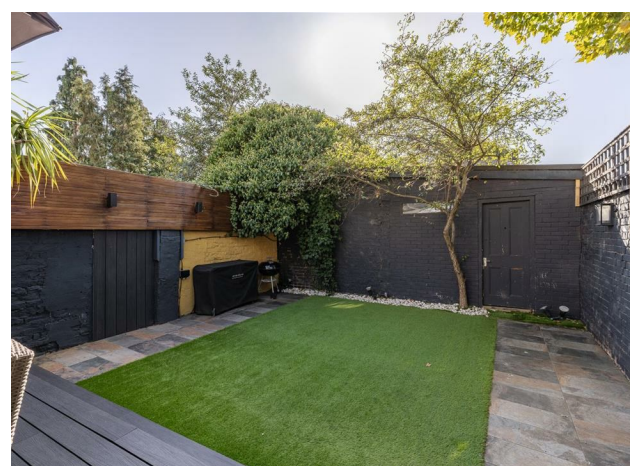
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IF YOU LIVED HERE...

Step inside and you're immediately in the heart of the home: a stunning 30-foot open-plan kitchen and reception that feels bright and expansive, running uninterrupted the full length of the home. Light pours in from triple front windows, a row of skylights, and rear bi-fold doors that open straight onto the garden. Chevron-patterned engineered oak flooring runs the length of the space, adding warmth and subtle texture.

The kitchen sits at the front, fitted with sleek white cabinetry and integrated appliances, with room for an American-style fridge, double oven, and gas hob. Triple pendant lights hang over the island - perfect for prepping dinner or pouring a glass from the wine fridge. Throughout the day, the bi-fold doors blur the line between indoors and out, leading to a smart garden with decking, a neat lawn, and paving that runs on either side, leading to a large garage at the far end. Side access makes life easier for bikes, bins, or muddy boots. A useful cellar provides extra storage, and you'll wonder how you did without one.

Upstairs, the first floor holds two double bedrooms and a well-designed bathroom. The larger front bedroom enjoys triple windows with custom plantation shutters and a leafy outlook, while the second double is finished with soft carpet underfoot. The bathroom pairs putty-coloured letterbox tiles with a walk-in rainhead shower.

The converted loft delivers the standout space: a large open-plan bedroom suite with

French doors onto a glazed Juliet balcony. Soft oatmeal carpet defines the sleeping area, while the open-plan bathroom side combines a freestanding tub beneath Velux windows - perfect for late-night stargazing - with an open shower set against concrete-style tiles.

Being end-of-terrace adds welcome extras, including side access to the walled garden and direct entry to the garage from the street.

WHAT ELSE?

- Central Park, moments away, has formal gardens, a café, children's play areas, tennis courts, and even live music in summer, whilst further afield, Plashet Park offers mature trees, sports facilities, and a peaceful atmosphere for morning walks or picnics.
- High Street South (East Ham): Lined with independent shops, supermarkets, cafés, and grocers catering to a wide range of communities. Check out Green Street Market and Queens Market (Upton Park), great for fabrics, produce, and global cuisine.
- Stratford's Westfield shopping centre and Queen Elizabeth Olympic Park are around 20 minutes away by tube
- Quick access to A13 and North Circular (A406)



A WORD FROM THE OWNER...

"We designed this house to be more than just a place to live—we wanted it to be a space to truly enjoy. The open-plan kitchen, dining, and living area is the heart of the home. We've had so many amazing moments here, including our engagement party with 40 people, and it never feels crowded. It's the perfect social space for entertaining friends and family.

When you need to get away from it all, the loft is your private escape. We created it to feel like a hotel suite—a calm and peaceful place to unwind. It's a huge space with an open-plan bathroom, a rainfall shower, and a freestanding bath under the skylights. Whether you have kids or house guests, this is your quiet sanctuary.

The garden is another favourite spot. The back of the house opens right up to the deck, which has a large sofa and fire, so we can enjoy it all year round. We love the plum tree and the bay tree, which gives us plenty of fresh leaves for cooking.

One of the best things about the house is the potential it holds. We always planned to turn the double garage into a garden flat, but we never got around to it. It's a project just waiting for the right person to make it their own."

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**Reception / Dining Room**  
17'5" x 17'9"

**Bedroom / Bathroom**  
13'5" x 18'2"

**Kitchen**  
10'11" x 15'3"

**Garage**  
20'11" x 15'10"

**Shower Room**  
6'10" x 7'9"

**Garden**  
19'4" x

**Bedroom**  
10'2" x 11'9"

**Cellar**  
4'11" x 11'8"

**Bedroom**  
10'2" x 12'5"



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