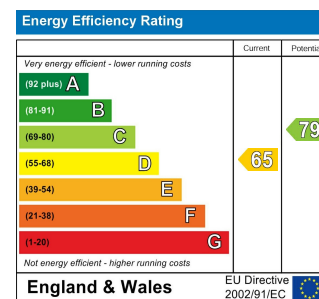
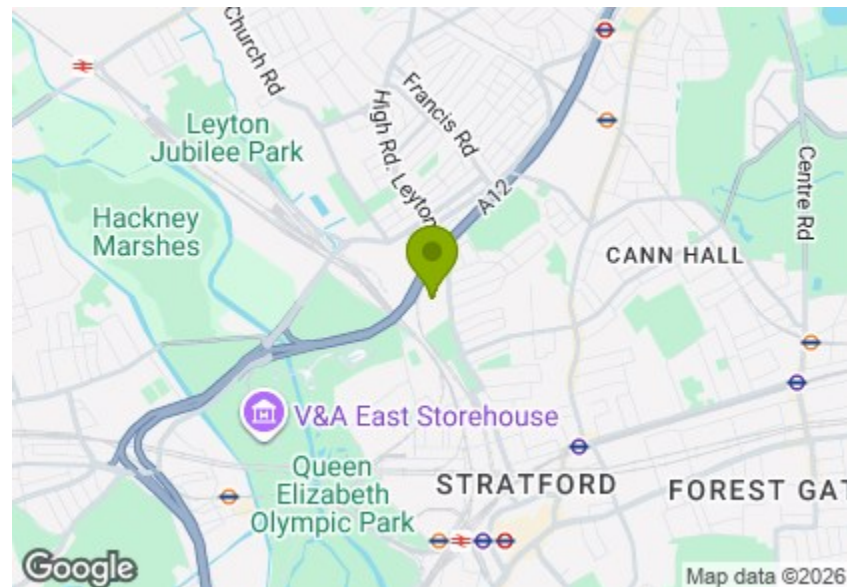




Total Area (Excluding Eaves Storage & Garden Room): 115.4 m² ... 1242 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



ETCHINGHAM ROAD, STRATFORD

Offers In Excess Of £625,000 Freehold 4 Bed House - Terraced



Features:

- Victorian Terrace House
- Freehold
- Converted Loft
- Outbuilding
- Close to Leyton Station
- Four Bedrooms
- Close to Olympic Park
- Three Bathrooms

A freehold four-bedroom Victorian terrace with a converted loft, three bathrooms and a garden room, set in a well-connected Stratford pocket close to Leyton Station, the Olympic Park and the green open spaces of Hackney Marshes and Wanstead Flats.

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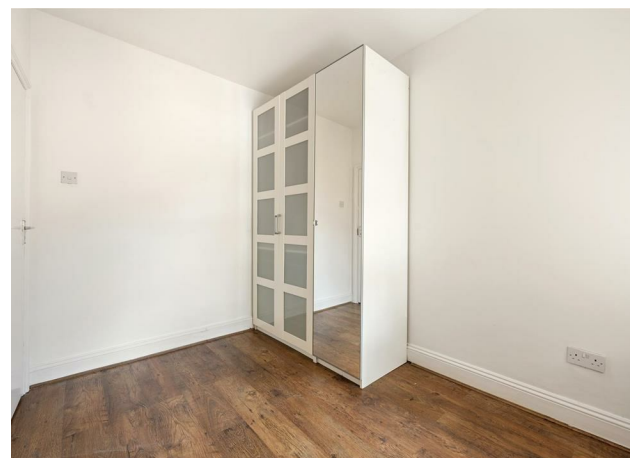
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IF YOU LIVED HERE..

You'd step inside to a bright bay-fronted reception, with wood flooring, simple white walls and a calm, easy feel. Further along the hall, there's a ground floor bedroom, ideal as a guest room, study or snug, before the house opens into a generous kitchen/diner with plenty of room for relaxed everyday meals.

To the rear, the garden stretches out neatly, with an outbuilding tucked at the far end. This gives you useful extra space for working from home, hobbies or storage, while the ground floor shower room and WC adds everyday practicality.

Upstairs, there are two bedrooms and a family bathroom, with a further loft bedroom above. This top floor feels nicely tucked away, with skylights, eaves storage and its own bathroom, making it a brilliant main bedroom or private guest space.

WHAT ELSE?

Leyton Station is within easy reach for Central line connections. Queen Elizabeth Olympic Park is close by for weekend walks, sport, food, coffee and events. Westfield Stratford, Hackney Wick and Stratford International are all nearby for shopping, travel and evenings out.



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

10'8" x 14'2"

Bedroom

7'9" x 10'2"

Kitchen/Diner

8'11" x 19'9"

Storage

Downstairs Shower Room

Bedroom

14'0" x 12'5"

Bedroom

8'7" x 10'2"

Bathroom

Laundry/Utility

9'2" x 6'10"

Bedroom

14'0" x 12'5"

Eaves Storage

Bathroom

Garden Room

12'9" x 7'4"

Garden

approx 37'0" x 15'0"



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