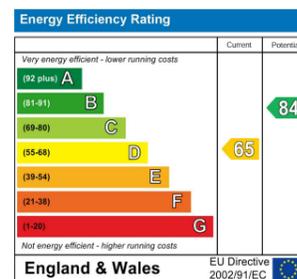
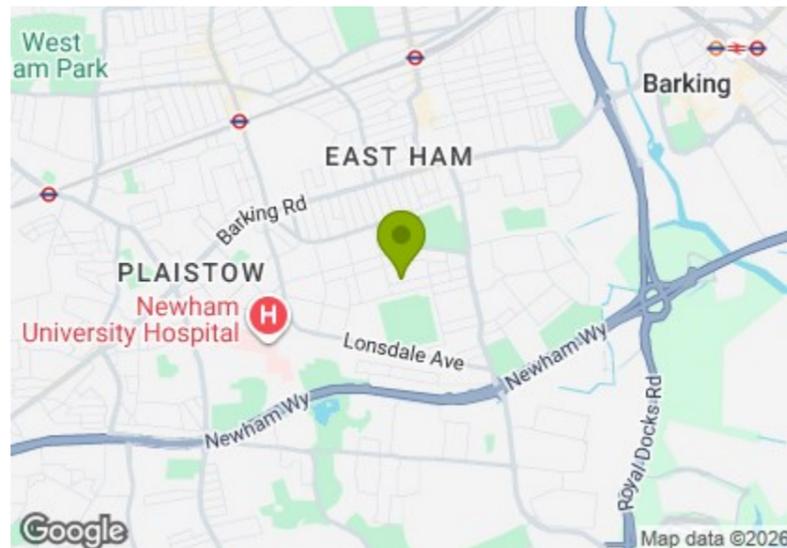




Total Area (Excluding Eaves Storage & Garden Studio): 90.9 m² ... 979 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



MITCHAM ROAD, EAST HAM

Offers In Excess Of £500,000 Freehold 3 Bed House - Mid Terrace



Features:

- Victorian Terrace House
- Freehold
- Three Bedrooms
- Garden Studio
- Close to Central Park
- Converted Loft
- Two Bathrooms
- Potential to extend STP

154, Mitcham Road Newham, E6 3NF

This Victorian terrace offers a generous sense of space and versatility, with three well-proportioned bedrooms and the added benefit of a full loft conversion. Two bathrooms add everyday convenience, while the garden studio provides useful flexibility for work, creativity or quiet retreat. Close to Central Park, the location balances green space with everyday convenience. With freehold ownership and scope to extend STP, the property presents an appealing opportunity to shape a long-term home in a well-connected neighbourhood, where period character and practical living come together with plenty of scope to grow.

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IF YOU LIVED HERE...

The home opens with a classic period frontage, where warm brickwork and traditional detailing create an inviting first impression. A graceful bay window anchors the façade, complemented by tall upper windows that lend a pleasing sense of balance.

Inside, the ground floor unfolds through a welcoming hallway into a full-length reception and dining space. Timber flooring and generous ceiling height enhance the sense of continuity, while fitted cabinetry in both sections offers thoughtful storage and display. The bay window with shutters fills the front area with soft daylight, and the dining zone provides a smooth transition towards the kitchen while maintaining an easy flow.

The kitchen continues the bright, uncluttered feel of the home, keeping everything practical and enjoyable. Its position beside the side return and direct connection to the dining room makes it well suited to future enhancement (STPP), allowing the space to feel more connected to the garden and encouraging a harmonious indoor-outdoor feel. The adjoining bathroom maintains a pared-back style with a full-length bath and useful concealed storage.

The garden offers an ample sweep of lawn, guided by a stepping-stone path towards the studio at its end. It's a generous outdoor area, ideal for relaxing, entertaining or simply enjoying the seasons outdoors. The studio is bright and adaptable, providing a versatile extra room for work, exercise or creative projects.

Upstairs, two restful bedrooms sit on the first floor, each benefiting from soft tones and excellent natural light. The loft level adds a peaceful bedroom illuminated by a skylight, with discreet eaves storage helping maintain a calm sense of space. An adjoining shower room completes the top floor with freshness and a gentle touch of colour.

The surrounding neighbourhood offers a lively mix of green spaces, independent cafés and everyday essentials. East Ham High Street brings a broad selection of shops, places to eat and useful amenities, along with the much-loved Red Lion. Heading the other way, Barking Road provides further dining and shopping, with the beautifully restored Boleyn Tavern adding a striking landmark. Central Park offers a wide, open park setting with its café, playground and tennis courts. Families are well served too, with strong schooling options nearby, including the outstanding Vicarage Primary School around a ten-minute walk away.

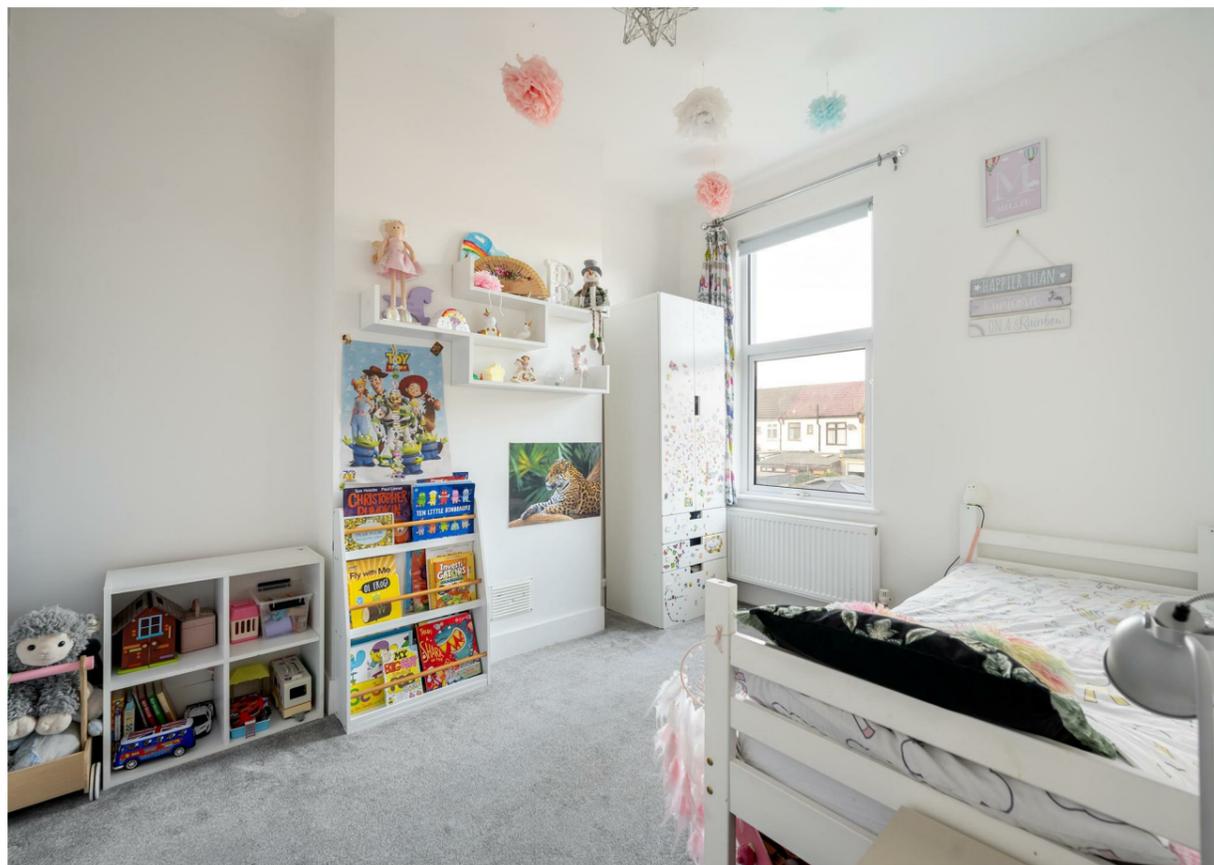


WHAT ELSE?

East Ham Station is an easy 15-minute trip by bus, giving you quick access to the District and Hammersmith & City lines for direct journeys into central London, the City and the West End. Local bus routes also run through neighbouring areas, making it simple to reach nearby communities as well as broader transport links.

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Reception
10'7" x 12'10"

Reception
11'2" x 10'7"

Kitchen
8'6" x 8'9"

Bathroom

Bedroom
14'1" x 10'11"

Bedroom
8'9" x 10'10"

Loft Bedroom
9'5" x 15'5"

En suite bathroom

Eaves storage

Garden studio
12'5" x 9'1"

Garden
36'1" x 15'1"

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