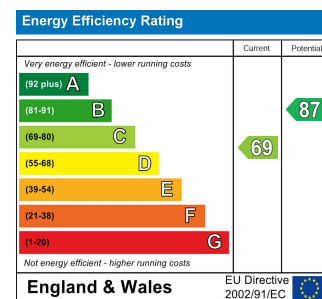
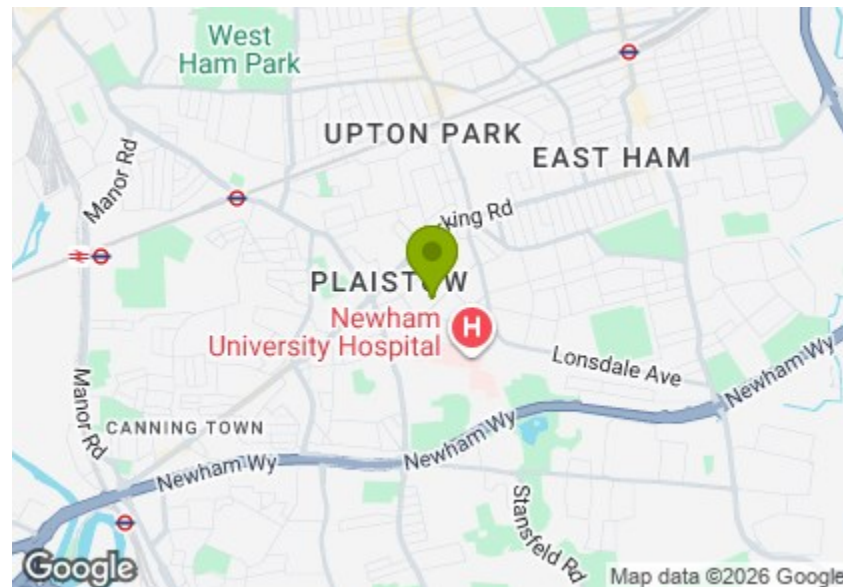




Total Area (Excluding Eaves Storage): 94.8 m² ... 1021 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



SUTTON COURT ROAD, PLAISTOW

Offers In Excess Of £525,000 Freehold 3 Bed House - Terraced



Features:

- Victorian Terraced House
- Three Bedrooms
- Recently Renovated By Current Owners
- Bay Fronted Reception Room
- Converted Loft
- Planning Permission Granted for Ground and First Floor Rear Extension
- Landscaped Rear Garden
- Downstairs WC
- Short Walk To Plaistow Station

Set on a quiet residential street in Plaistow, this beautifully renovated three bedroom Victorian terraced house offers more than 1,000 sq ft of thoughtfully updated living space, including a converted loft bedroom, landscaped rear garden and convenient downstairs WC. Plaistow Station is within easy walking distance, making journeys into the City and across London refreshingly straightforward, while local parks, cafés and everyday amenities are all close at hand.

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hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

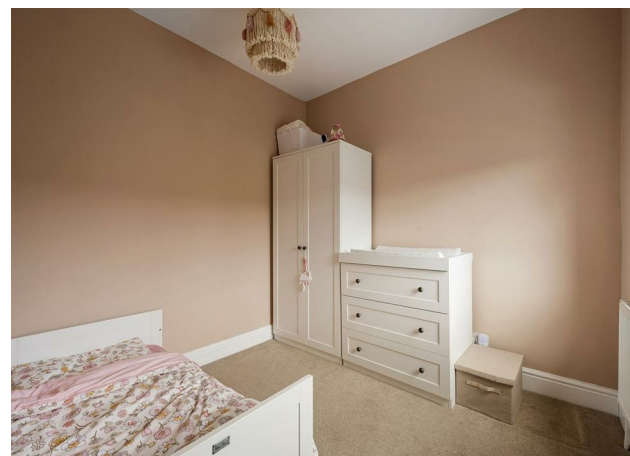
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0203 325 7227

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0208 520 6220

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IF YOU LIVED HERE...

Beyond the timeless brick façade, you'll find a bright bay fronted reception room to the front of the house. Soft, neutral décor and large windows create a calm and welcoming first impression, while the proportions feel generous and well suited to everyday family life. The current owners have renovated throughout, resulting in interiors that feel fresh, cohesive and ready to move into.

To the rear, the home opens into a spacious kitchen, lounge and dining room stretching more than 31 feet in length. This wonderfully social space is filled with natural light from overhead skylights and glazed doors opening onto the garden. The kitchen is arranged to one end, leaving ample room for dining and relaxed seating areas, while a handy ground floor WC sits discreetly off the hallway. Outside, the landscaped rear garden feels like a natural extension of the living space, with plenty of room for entertaining, dining or simply enjoying warmer days.

Upstairs, the first floor hosts two bedrooms and the family bathroom. The principal bedroom spans the full width of the house to the front, while the second bedroom overlooks the garden. The bathroom is smartly finished with contemporary

fixtures. On the top floor, the converted loft has been transformed into a substantial third bedroom complete with its own shower room and useful eaves storage, creating a versatile principal suite, guest space or peaceful retreat.

WHAT ELSE?

Planning Permission Granted for Ground and First Floor Rear Extension

Plaintow Station is a short walk away, providing District and Hammersmith & City line services for direct journeys into the City, Westminster and beyond.

Green space is plentiful nearby, with Plaistow Park offering tennis courts, gardens and open lawns, while West Ham Park is also within easy reach for weekend walks and summer afternoons outdoors. Local favourites include The Boleyn Tavern, one of East London's most characterful pubs, while Stratford's wealth of restaurants, bars, shopping and cultural attractions are just a short journey away.



A WORD FROM OWNER...

"We are very sad to be leaving our wonderful home after almost a decade. During that time, it has seen many milestones: hosting birthday bbqs, providing sanctuary during a pandemic, and welcoming our first child into the world.

We took great care into creating a social hub; a place that could entertain friends and family, and more recently keep an eye on our little one playing while we cook. You won't find many terraced houses that can accommodate a party as comfortably. Bonus points for never having to queue for the toilet or a shower, given that there's one on every floor.

Our street is quiet and neighbours look out for each other. Many of whom who have helped us out over the years.

Perhaps better than anywhere else we have lived in London, the area is very well-connected. Plaistow and Upton Park are a short walk away for the District Line, a quick bus trip to Stratford gets you on the Lizzie and Central, same goes for Canning Town for the Jubilee.

The Greenway is a great little cycle route that takes you to the Olympic and Victoria Park. Cycling to Viewtube at the weekend for coffee and breakfast has become a ritual.

Westfield on our doorstep has come in handy on many occasions too.

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Reception
9'10" x 12'9"

Bedroom
13'0" x 10'11"

Downstairs WC

Bedroom
11'7" x 14'1"

Kitchen/Lounge/Diner

Shower Room

Bedroom
7'6" x 8'2"

Eaves Storage

Bathroom

Garden
approx 20'8" x 12'9"



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