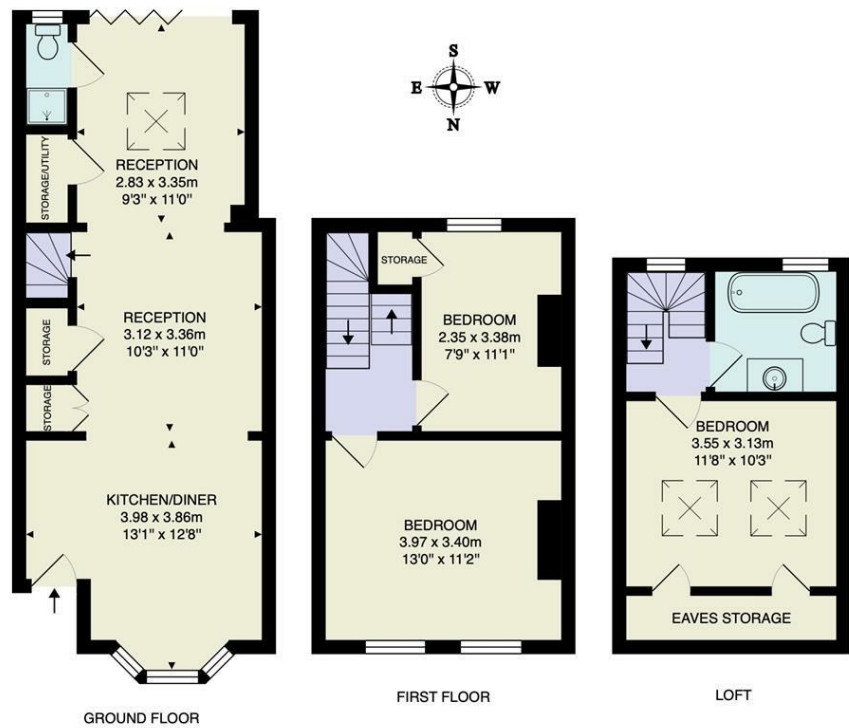
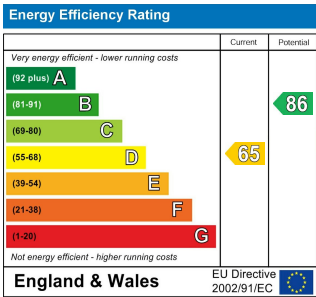




Total Area (Excluding Eaves Storage): 86.3 m² ... 929 ft²

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.



DOWNSELL ROAD, STRATFORD

Offers In Excess Of £675,000 Freehold
3 Bed House - Mid Terrace



Features:

- Victorian Terrace House
- Three Bedrooms
- Close to Leyton Station
- South Facing Garden
- Extended Loft
- Close to Olympic Park
- Two Bathrooms
- Chain Free

This beautifully presented three-bedroom home offers nearly 1,000 sq. ft. of stylish living space finished with Farrow & Ball décor, oak flooring and a wonderful flow of light. Highlights include a rustic kitchen with range cooker, a converted loft with luxury bathroom, and a south-facing garden bursting with fruit trees and roses. Perfectly located for young families and first-time buyers, you're a short walk from Langthorne Park, the Olympic Park and East Village's cafés, bakeries and restaurants, while Stratford International is on your doorstep with high-speed trains whisking you to King's Cross in just seven minutes.

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IF YOU LIVED HERE...

A Light-Filled Family Home with Style and Character. Decorated with Farrow & Ball throughout, this charming home offers nearly 1,000 sq. ft. of immaculate living space, finished with tasteful décor, thoughtful fittings, and a wonderful flow of natural light.

On the ground floor, generous bay windows, oak flooring, and a carefully chosen colour palette create a warm and inviting atmosphere. The kitchen sits proudly at the front, blending rustic character with modern comfort. From the range cooker and hand-painted tiles to bespoke shutters, column radiators, and charming wall lights, every detail has been considered. A ground floor shower room and utility add a touch of everyday convenience for busy family life.

Step outside into your south-facing garden, a true sanctuary. Bursting with mature planting, it boasts a magnificent black cherry tree laden with fruit in May, followed by plums, greengages, apples, and pears across the seasons. At the entrance, a spectacular Gertrude Jekyll rose blooms twice yearly, filling the garden with scent and offering an abundance of cut flowers for the home.

Upstairs, the first floor features a beautifully finished master bedroom alongside a versatile single room, perfect for a nursery or home office. The converted loft provides a spacious double bedroom and a stunning bathroom, complete with Fired Earth encaustic floor tiles, a Neptune sink, and a striking cast-iron bath.

The location offers the best of both worlds. For green space, you're just five minutes from Langthorne Park with its mature trees and pond, or you are a 15-minute stroll from the Olympic Park with cafés, restaurants, and sports facilities from the 2012 Games legacy, including Lee Valley VeloPark and the London Aquatics Centre.

As for food and drink, you're spoilt for choice. In the East Village, you'll find family-friendly favourites like Signorelli, a much-loved Italian artisan bakery, as well as excellent cafés and restaurants. Stratford International Station is also right here, where the high-speed train gets you to King's Cross in just seven minutes, ideal for an easy London commute. In the other direction, Grove Green Road offers vibrant local pubs such as Filly Brook and Heathcote & Star, while Francis Road's Yardarm deli and wine bar and Dreamhouse Records make for perfect weekend browsing.

This home is as practical as it is beautiful - ready for young families and first-time buyers to move straight in and start enjoying.

WHAT ELSE?

- Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A East Storehouse.
- Close by, Stratford is a shopper's delight, with everything from the luxury boutiques, high street retailers and department stores at Westfield Stratford, to the essential shops and market stalls within the Stratford Centre.



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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Kitchen/ Diner
13'0" x 12'7"

Bedroom
7'8" x 11'1"

Reception
10'2" x 11'0"

Bedroom
11'7" x 10'3"

Reception
9'3" x 10'11"

Bathroom

Shower Room

Garden
32'9" x 13'11"

Bedroom
13'0" x 11'1"



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