



## Stratford Road, London, E13 0JW

### Offers in excess of £425,000

Sandra Davidson are pleased to present an opportunity to acquire this rare double fronted extended terraced house situated on a popular road within walking distance to Plaistow underground station, local shops and amenities. The property benefits from 4 double bedrooms, 2 reception rooms, kitchen/diner, utility room, 2 bathrooms and can only be appreciated by internal inspection and comprises:-

- Four Double Bedrooms
- Two Reception Rooms
- Double Glazed Windows

- Gas Central Heating
- Bathroom/w.c
- Kitchen/Diner

- Rear Garden
- Utility Room
- Ground Floor Shower Room





## ENTRANCE

Entrance via partially double glazed door into fully enclosed storm porch, partly glazed door to entrance hall, radiator, carpet, lights, carpeted stairs to first floor, doors to:-

## RECEPTION ONE 4.22m max into bay x 2.92m (13'10" max into bay x 9'7")

Double glazed bay window to front, ornate ceiling rose with feature light, feature coving, two wall mounted lights, fitted carpet, radiator

## RECEPTION TWO 4.21m max into bay x 2.94m (13'10" max into bay x 9'8")

Double glazed bay window to front, ornate ceiling rose with feature light, feature coving, wall mounted lights, fitted carpet, radiator

## KITCHEN 4.87m x 4.46m (16'0" x 14'8")

Double glazed window to rear, further double glazed window to flank, fitted wall and base units, work surface with tiled upstand, tiled floor, one and half bowl stainless Steel sink unit with drainer and mixer tap, 4 ring gas burner with integral oven and extractor hood, radiator, understairs storage

## UTILITY ROOM 3.00m x 1.89m (9'10" x 6'2")

Double glazed window to flank, door to kitchen, double glazed door to garden, tiled floor, radiator, plumbing for washing machine, fitted shelves, door to:-

## GROUND FLOOR SHOWER ROOM

Double glazed opaque window to rear, tiled walls and floor, chrome plated heated towel rail, extractor fan, w.c, walk-in shower cubicle with rain fall effect shower, pedestal hand wash basin.

## FIRST FLOOR LANDING

Double glazed window to front, fitted carpet, ceiling rose, period coving, access to loft,

## BEDROOM ONE 3.65m x 2.92m max into Cpb (12'0" x 9'7" max into Cpb)

Double glazed window to front, fitted cupboards, fitted carpet, light, radiator

## BEDROOM TWO 3.55m x 2.94m max into Cpb (11'8" x 9'8" max into Cpb)

Double glazed window to front, fitted cupboards, fitted carpet, light, radiator

## BEDROOM THREE 3.11m x 2.74m max into alcove (10'2" x 9'0" max into alcove)

Double glazed window to rear, light, fitted carpet, radiator

## BEDROOM FOUR 3.11m x 2.94m (10'2" x 9'8")

Double glazed window to rear, light, fitted carpet, radiator

## FAMILY BATHROOM 1.90m x 1.69m (6'3" x 5'7")

White suite comprising bath, wash hand basin inset to vanity unit, Low level w.c, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail

## EXTERIOR

The rear garden measures approximately 20'

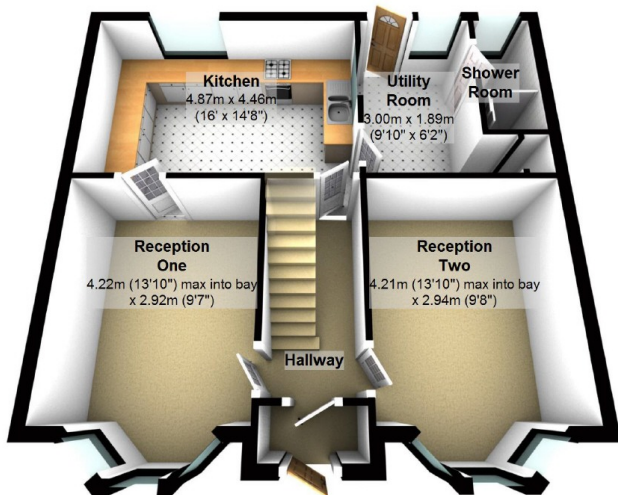






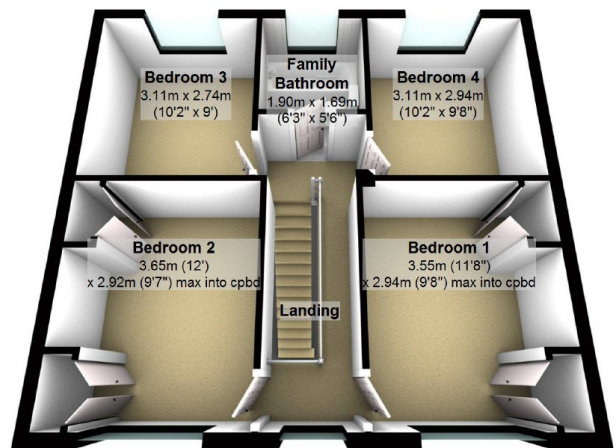
### Ground Floor

Approx. 60.0 sq. metres (646.0 sq. feet)



### First Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



Total area: approx. 111.5 sq. metres (1200.2 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents [www.sandradavidson.com](http://www.sandradavidson.com)  
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