



Croydon Road, London E13 8ES

Guide Price £480,000 - £500,000



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Croydon Road, London

DESCRIPTION

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Located on the sought-after Croydon Road in Plaistow, this charming house presents an excellent opportunity for those seeking a comfortable family home or a smart investment. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation. The first-floor bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the stunning south-facing garden, which is perfect for enjoying sunny days and entertaining guests. The garden is enhanced by a lovely decking area, ideal for dining or simply unwinding in a tranquil setting.

Situated in a prime location, this property offers easy access to both West Ham and Canning Town underground stations, making commuting to central London and the Docklands a breeze. With no onward chain, this home is ready for you to move in and make it your own without delay.

This delightful house combines comfort, convenience, and a beautiful outdoor space, making it a must-see for anyone looking to settle in this vibrant area of London.



ROOMS

Lounge/Diner

The spacious lounge and dining area is bathed in natural light from the large rear windows and French doors that open directly onto the garden. Rich wooden flooring extends throughout, complementing the neutral walls. The room provides ample space for comfortable seating and a dining table, making it perfect for relaxing or entertaining. A fireplace adds a cosy focal point to the living space.

Kitchen

The kitchen is designed with a modern aesthetic, featuring white high-gloss cabinets paired with dark marble-effect work surfaces. Black and white tiled flooring adds a contemporary touch, while the window over the sink and rear door provide plenty of natural light and garden access. Integrated appliances include an oven and hob, with space for a washing machine.

Utility Area

Accessed via the kitchen with a door to the front, tiled floor and crisp white walls, illuminated by natural light through the front door window. The space feels bright with space for storage.

Landing

The upper floor landing provides access to all three bedrooms and the family bathroom, with several built-in storage cupboards that offer practical space for household essentials, keeping the area neat and organised. The arrangement is efficient and functional within the home's layout.

Bedroom 1

A well-proportioned double room featuring a large windows and fitted wardrobes . Warm wooden

flooring and a set of built-in wardrobes with a rich wood finish provide excellent storage while complementing the traditional sleigh bed. The neutral decor allows for personal touches to make this space your own.

Bedroom 2

A cosy room with a single bed and wooden flooring, presented in a neutral colour scheme. A window brings in natural light, creating a bright and inviting atmosphere ideal as a child's room or a guest bedroom.

Bedroom 3

Offers a similar bright and practical space with a single bed, neutral décor and wooden flooring. The window ensures the room is well lit throughout the day, making it a versatile space for various needs.O

Bathroom

The bathroom is finished in a clean and contemporary style with white tiling and fixtures. It includes a toilet, wash basin with vanity unit, and a bathtub with overhead shower. A frosted window allows natural light to enter while maintaining privacy, and a heated towel rail adds a touch of comfort.

Garden

The garden is a generous outdoor space with a neat lawn bordered by mature planting. A decked patio at the rear is ideal for outdoor seating and entertaining, accessed via French doors from the lounge/diner. The garden is enclosed with fencing providing privacy and a safe area for children or pets to play.

Rear Garden

The rear garden is a delightful outdoor space featuring a well-kept lawn bordered by mature

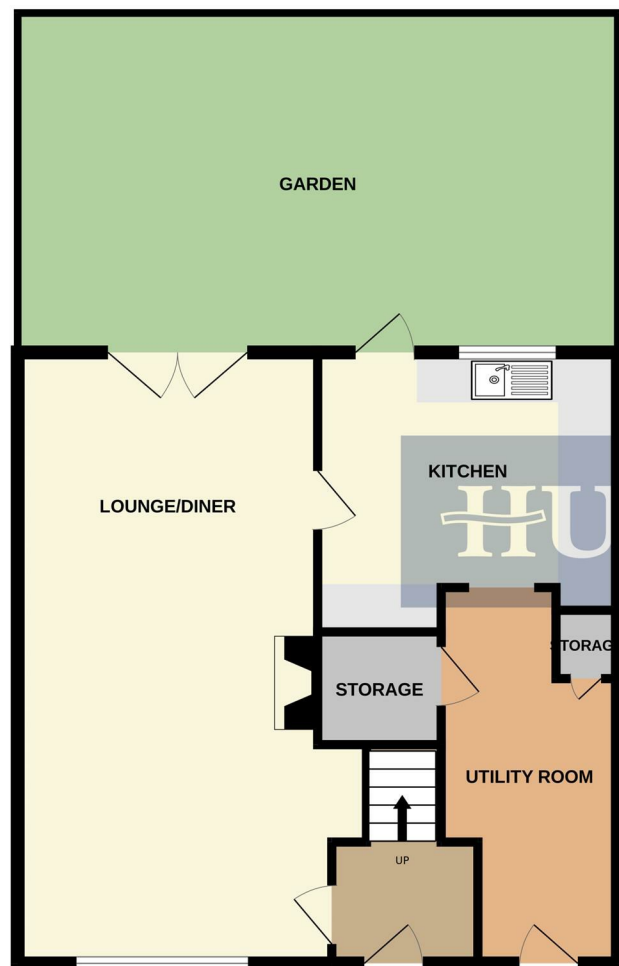
planting and a paved patio area, ideal for seating and entertaining. A raised decking area near the house provides a sunny spot for outdoor dining or relaxing, with charming views of the surrounding area. The garden is enclosed by wooden fencing, offering privacy and a safe environment for children or pets.

Front Exterior

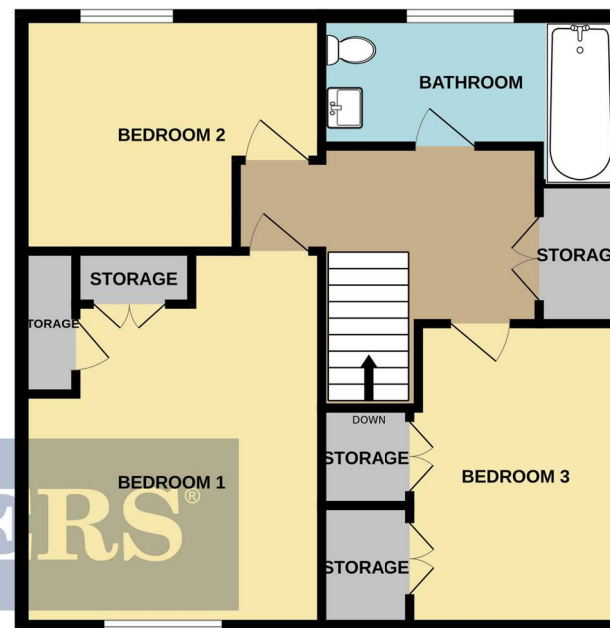
The front exterior presents a traditional brick façade with a neat low brick wall and gate separating the property from the pavement. Classic white-framed windows and a covered entrance add to the welcoming character of the home, set in a pleasant residential street with mature trees.



GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.

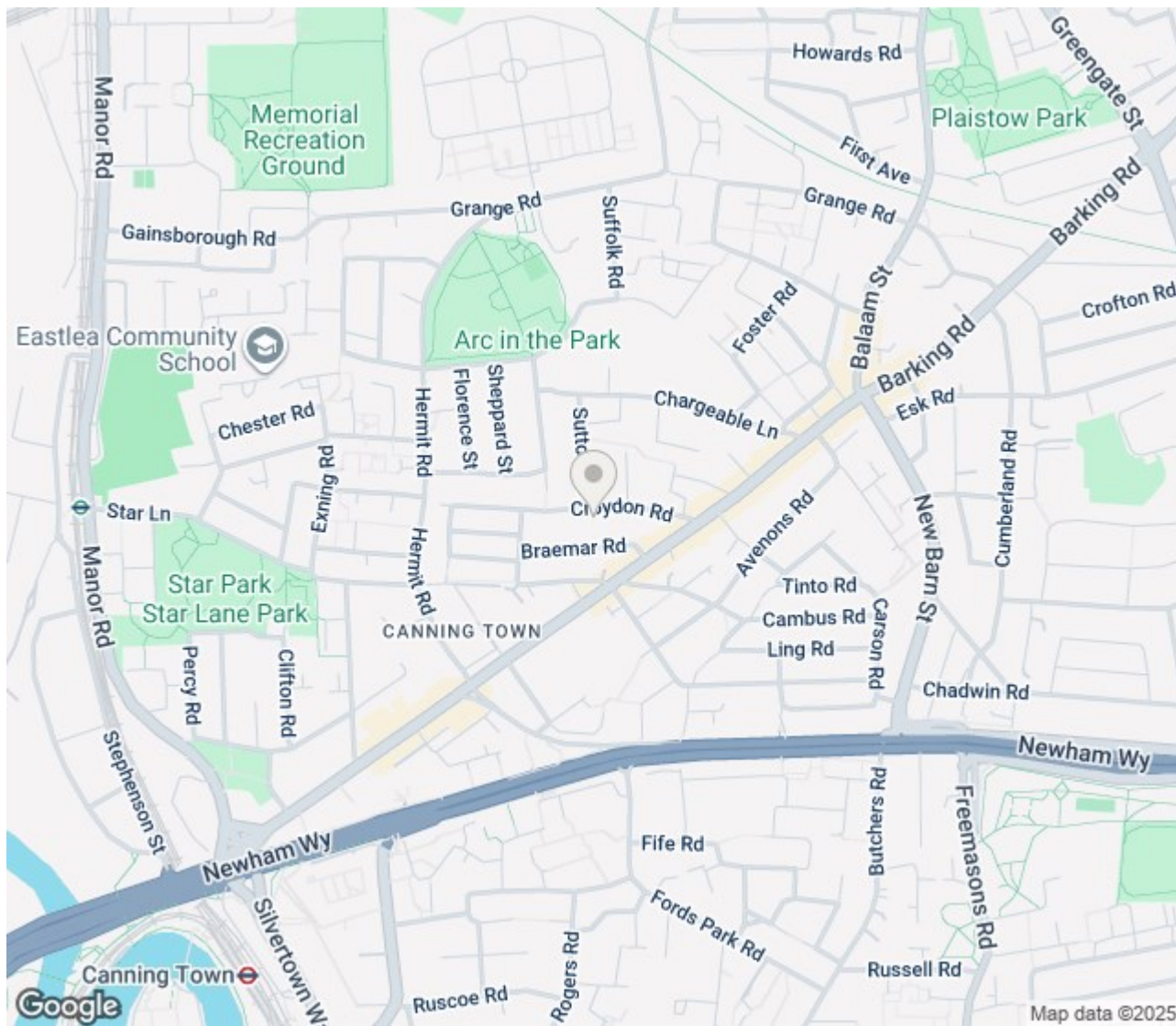


TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.


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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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