



New City Road, Plaistow E13 9PX

Asking Price £525,000



New City Road, Plaistow E13 9PX

DESCRIPTION

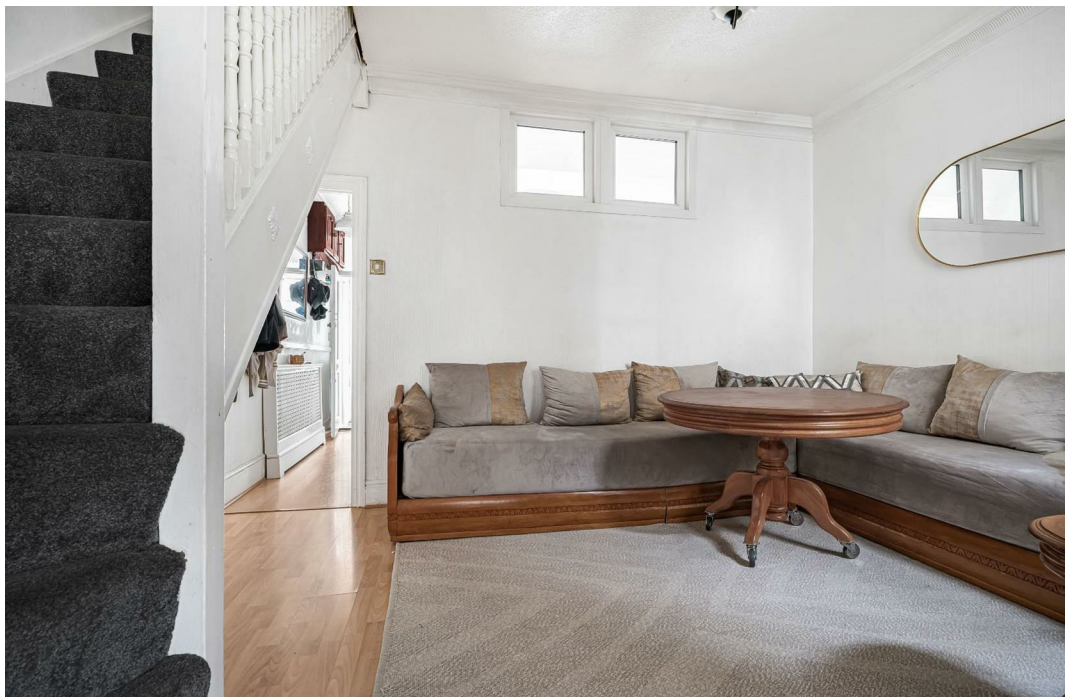
Situated on the popular New City Estate, this stunning three-bedroom Victorian terrace offers a perfect blend of classic charm and modern convenience. The property boasts a thoughtfully converted loft room, providing an ideal space for a fourth bedroom or a home office, catering to the needs of contemporary living.

Upon entering, you are greeted by two inviting reception areas that create a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The extended kitchen is a highlight, offering ample space for culinary creativity and family gatherings.

The private garden is a delightful addition, providing a tranquil outdoor space to unwind or enjoy al fresco dining during the warmer months.

Conveniently located, this home is just a short stroll from the Greenway, as well as the Plaistow and Upton Park underground stations, ensuring easy access to the wider city. This property is an excellent opportunity for families or professionals seeking a comfortable and stylish home in a vibrant community. Don't miss the chance to make this charming Victorian terrace your own.





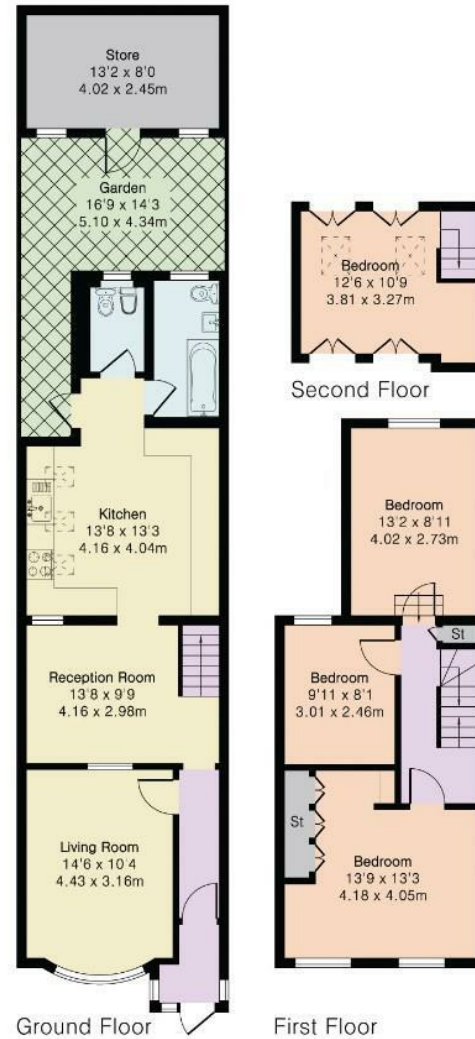
**Approximate Gross Internal Area 1202 sq ft - 111 sq m
(Excluding Outbuilding)**

Ground Floor Area 628 sq ft – 58 sq m

First Floor Area 446 sq ft – 41 sq m

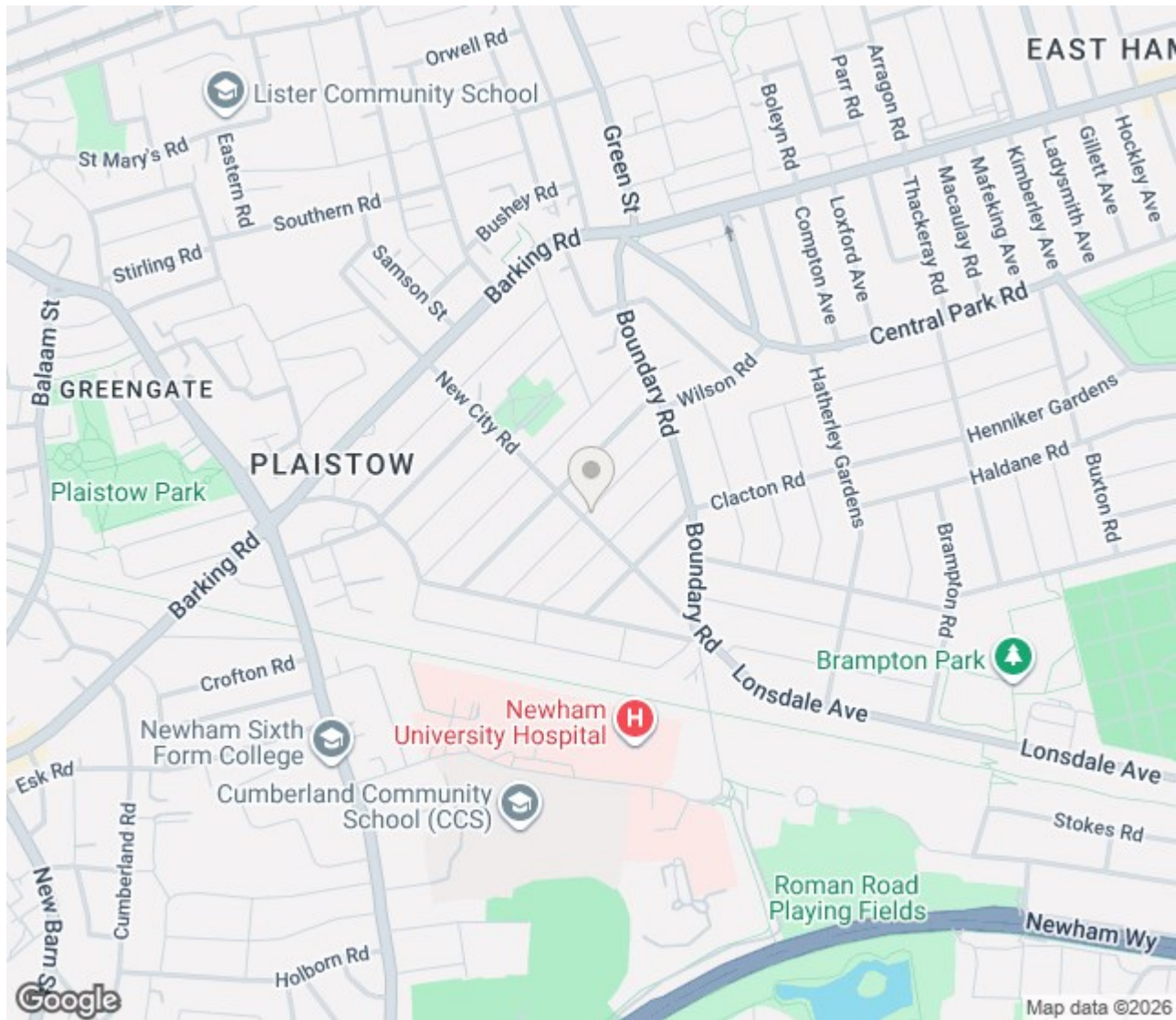
Second Floor Area 128 sq ft – 12 sq m

Outbuilding Area 110 sq ft – 10 sq m



- THREE DOUBLE BEDROOMS
- VICTORIAN TERRACE
- WELL PRESENTED
- EXTENDED KITCHEN
- CONVERTED LOFT ROOM
- GROUND FLOOR BATHROOM
- LARGE GARDEN
- EASY REACH OF PLAISTOW & UPTON PARK UNDERGROUND





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	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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