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Crofton Road, London E13 8QS E13 8QS



Guide Price £500,000 - £550,000

Located on the charming Crofton Road in London, this delightful mid-terrace house offers a perfect blend of classic character and modern living. Built in 1910, the property provides ample space for families or those seeking room to grow.

Upon entering, you are welcomed by a reception room, ideal for entertaining guests or enjoying quiet evenings with family. The well-appointed kitchen flows seamlessly into the dining area, creating a warm and inviting atmosphere. With three bedrooms and a loft room, there is plenty of room for everyone to have their own personal space, while the bathroom and two shower rooms ensure convenience for busy mornings.

The location is particularly advantageous, with both Plaistow, Custom House and Canning Town stations just a short distance away, making commuting into central London a breeze. Additionally, local bus routes enhance accessibility, providing further options for travel. The surrounding area boasts a variety of local amenities, including shops, parks, and schools, catering to all your daily needs.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. With its blend of period charm and practical living, this house on Crofton Road is not to be missed.

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KEY FEATURES

- 3 bedrooms with an additional loft room
- Bathroom and two shower rooms
- Reception room
- Kitchen/ Diner
- Access to Plaistow, Custom House and Canning Town Stations
- Local bus routes nearby
- Access to local amenities
- Viewing recommended
- Victorian property
- Well presented



Reception Room

15'1 x 11'4

The reception room offers a charming space to relax and entertain, featuring a large bay window that floods the room with natural light. It has a decorative fireplace as a central feature, and space for a television, creating a warm and inviting atmosphere. The room is generously proportioned, providing ample space for comfortable seating arrangements.

Kitchen/Dining Room

14'5 x 10'2 (Dining) 14'9 x 13'10 (Kitchen)

The kitchen is a bright and modern space with a practical layout. It includes navy cabinetry topped with white stone work surfaces, a farmhouse-style sink positioned beneath a window, and a gas hob with an extractor fan above. A central island offers additional workspace and storage. The space benefits from skylights and glass doors that open out onto the garden, allowing plenty of natural light to fill the room. The kitchen flows into the dining area, which comfortably accommodates a table and chairs and is decorated in a neutral palette, wood-effect floor extending throughout with underfloor heating..

Hallway

The hallway features patterned floor tiles that create a striking first impression upon entering. It includes a staircase with a carpet runner and white wood panelling on the walls, enhancing the traditional period character of the home. The hallway provides access to the reception room, dining room, kitchen, and a downstairs shower room, as well as storage space.

Ground Floor Shower Room

The ground floor shower room is compact yet stylish, featuring a walk-in shower with glass screen, a WC, and a basin set against navy wainscoting with decorative patterned wallpaper above. The room has a contemporary feel with practical tiled flooring and black fixtures.

Bathroom

The main bathroom on the first floor is a beautifully styled space with patterned tiled flooring and half-height panelling painted navy, paired with botanical wallpaper above. It features a freestanding clawfoot bath, a separate walk-in shower with glass screen, a WC, and a basin. A window fitted with shutters provides natural light and ventilation, completing the traditional yet fresh design.

Bedroom 1

15'0 x 10'4

Bedroom 1 is a spacious double room located at the front of the property. It benefits from a large bay window that fills the room with natural light and adds character. The room features built-in wardrobes painted in a calming blue shade that matches the lower half of the walls, complementing the neutral upper walls and oak herringbone flooring, creating a restful atmosphere.

Bedroom 2

12'4 x 10'3

Bedroom 2 is a comfortable double bedroom with neutral decor and oak herringbone flooring. It has a window overlooking the rear garden, allowing natural light to brighten the space. This room includes built-in storage that makes efficient use of the space.

Bedroom 3

8'7 x 6'4

Bedroom 3 is a smaller single room, suitable for a child's bedroom or study. It features a window and has oak herringbone flooring that adds a playful touch to the space.

First Floor Landing

The landing on the first floor offers access to the bedrooms and bathroom, with neutral décor and carpeted flooring. It features a storage cupboard for convenience.

Loft Room

12'4 x 12'2

The loft room is a versatile space on the second floor, benefitting from velux windows that bring in plenty of natural light. It has sloping ceilings with eaves storage on both sides, making good use of the available space. The room leads to a shower room and additional storage cupboard, providing a practical area that could be used as an extra bedroom, office, or playroom.

Loft Floor Shower Room

The loft floor shower room is compact and modern, featuring a shower cubicle with glass screen, WC, and a basin set below a velux window that fills the space with natural light. The room is tiled in a clean, contemporary style with neutral tones.

Rear Garden

23'11 x 16'10

The rear garden has been thoughtfully landscaped with a patio area directly outside the kitchen for outdoor dining or relaxing. It leads onto a lawn bordered with fencing and planted beds with a shed in the corner, creating a private and manageable outdoor space ideal for children and pets alike.





Approximate Gross Internal Area 1317 sq ft - 123 sq m

Ground Floor Area 637 sq ft – 59 sq m

First Floor Area 447 sq ft – 42 sq m

Second Floor Area 233 sq ft – 22 sq m



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