



**Kelland Road, Plaistow, London, E13 8DS**



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Guide Price £375,000 - £395,000

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Nestled in the vibrant area of Plaistow, this charming split-level maisonette on Kelland Road offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this purpose-built property is perfect for families seeking a spacious living environment.

Upon entering, you are greeted by a generous lounge that provides an inviting space for relaxation and entertainment. The kitchen is equally spacious, allowing for culinary creativity and family gatherings. The first-floor bathroom is thoughtfully designed, ensuring practicality for daily routines.

One of the standout features of this maisonette is the well-sized conservatory, which serves as a lovely extension of the living space. This bright and airy area is perfect for enjoying morning coffee or unwinding with a good book. The private rear garden adds to the appeal, offering a tranquil outdoor retreat for gardening enthusiasts or those who simply wish to bask in the sun.

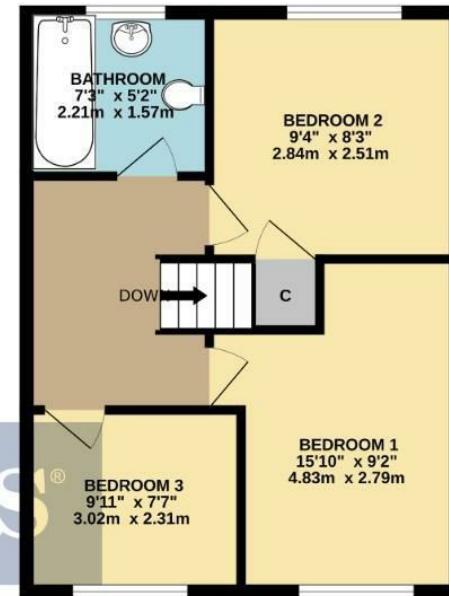
Location is key, and this property is ideally situated within easy reach of Plaistow Station, making commuting a breeze. Additionally, local amenities are conveniently close, providing everything you need for day-to-day living.

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## GROUND FLOOR

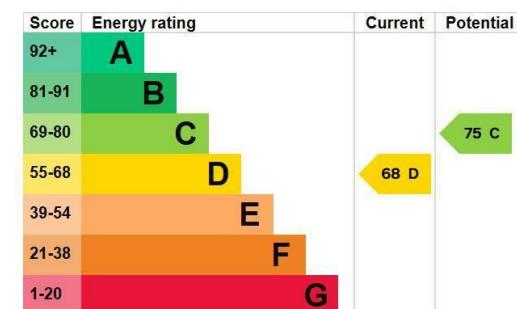


## FIRST FLOOR



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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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**GROUND FLOOR W.C**

Low level w.c, wash basin, tiled walls and flooring.

**LOUNGE**

17'0" x 12'11"

Double glazed windows and double glazed door leading into conservatory, wall mounted gas central heating.

**KITCHEN**

11'1" x 8'10"

Range of fitted wall and base units, roll top work surface, sink and drainer, part tiled walls, double glazed window to front.

**CONSERVATORY**

18'4" x 9'5"

Double glazed windows, double glazed door leading onto rear garden.

**BEDROOM ONE**

15'10" x 9'2"

Double glazed window, wall mounted gas central heating.

**BEDROOM TWO**

9'4" x 8'3"

Double glazed window, wall mounted gas central heating.

**BEDROOM THREE**

9'11" x 7'7"

Double glazed window, wall mounted gas central heating.

**BATHROOM**

7'3" x 5'2"

Three piece suite comprising of panelled bath, low flush w.c, wash basin in vanity unit, double glazed window, tiled walls and flooring.

**GROUND FLOOR W.C**

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