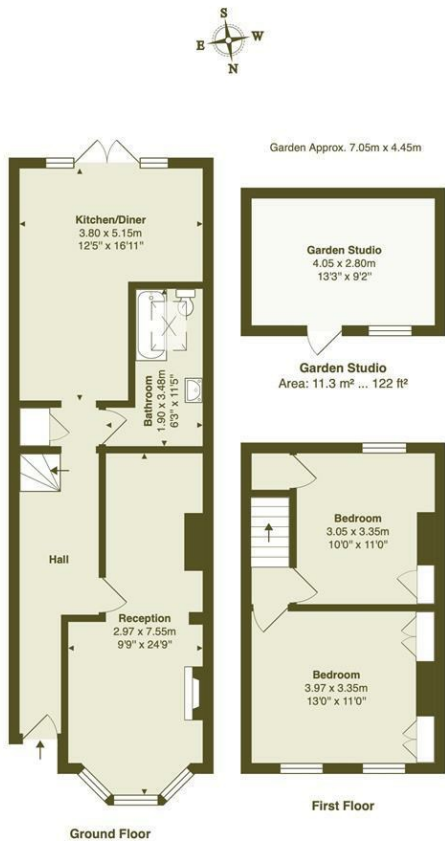




Hall

Reception
9'8" x 24'9"

Bathroom
6'2" x 11'5"

Kitchen/Diner
12'5" x 16'10"

Bedroom
13'0" x 10'11"

Bedroom
10'0" x 10'11"

Garden
approx 23'1" x 14'7"

Garden Studio
13'3" x 9'2"



HUMBERSTONE ROAD, PLAISTOW
Offers In Excess Of £450,000 Freehold
2 Bed House - Terraced

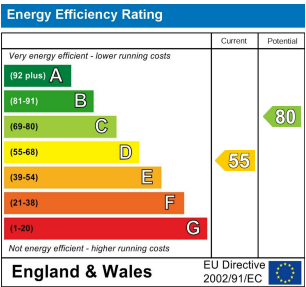
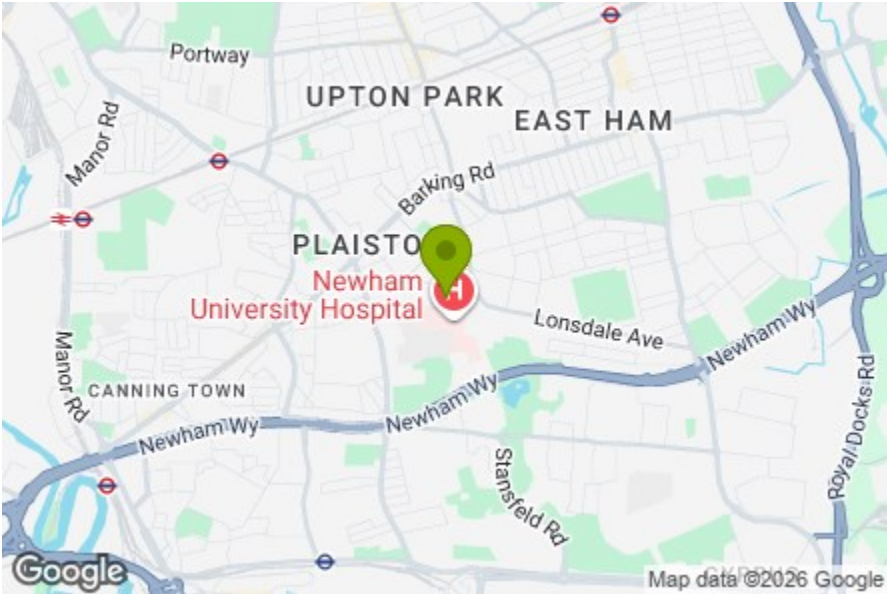


Features:

- Edwardian Terrace House
- Freehold
- Two Bedrooms
- Garden Studio
- South Facing Garden
- Good Decorative Order
- Original Features

A characterful two-bedroom Edwardian terrace in Plaistow, pairing original details with warm, well-kept interiors and a generous kitchen/diner at the rear. Outside, the south-facing garden adds plenty of room to enjoy the warmer months, with a separate garden studio creating a useful extra space beyond the main house.

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IF YOU LIVED HERE...

The ground floor begins with a wonderfully characterful reception room, where stripped floorboards, a bay window, decorative cornicing and an ornate fireplace bring plenty of Edwardian personality. There's space to create distinct sitting and dining areas, while the soft, neutral palette keeps everything feeling calm and bright. Continue along the hallway and you'll find the bathroom before reaching the kitchen/diner at the rear, a generous everyday space with direct access out to the south-facing garden.

Upstairs, the first floor is given over to two bedrooms, with the larger stretching across the front of the house and the second positioned to the rear. Both continue the home's easy,

well-cared-for feel. Outside, the garden offers a lovely extension of the living space, while the separate studio at the far end gives you somewhere distinct for working from home, creative projects or simply having a little extra room to spread out.

WHAT ELSE?

- Plaistow has plenty close at hand for day-to-day life, while neighbouring Upton Park adds a lively mix of shops, cafés and places to eat along Green Street.
- For green space, nearby Plaistow Park and Central Park offer plenty of room to get outdoors, with West Ham Park another lovely local option.
- Plaistow and Upton Park stations both provide District and Hammersmith & City line services, making journeys towards the City and across London straightforward.



A WORD FROM THE OWNER...

"I love the flow of this house and the Edwardian features, the tiles in the porch and in the fireplace hearth. I love the very spacious kitchen diner with doors going out to the garden, and the newly renovated bathroom with skylight. The through lounge is also very spacious and I love cosy evenings there. The large garden room with electricity (recently upgraded) has been fantastic for storage and occasional working. Having the Greenway at the back of the street means the house is not overlooked and is quiet with no traffic noise. I love the trees at the back of the house and in the street. This is a very quiet and friendly street with a helpful and active WhatsApp group, which keeps you connected with the neighbours. They organise an annual Play Street and other get togethers and we all help each other out with deliveries. I find the transport connections fast and varied, with a short bus ride to the Elizabeth Line at Custom House, to the Jubilee Line at Canning Town, and to all the facilities in Stratford. Both Upton Park and Plaistow Tube stations are within walking distance. It is even a short bus journey to City Airport, Excel and the Royal Docks! There are numerous schools in the vicinity. Central Park about 10 minutes' walk away is lovely, as is the Boleyn Tavern and Newham Bookshop, and there are numerous eateries and food shops. I am relocating to be nearer family and close friends but will miss many aspects of the house and area."

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