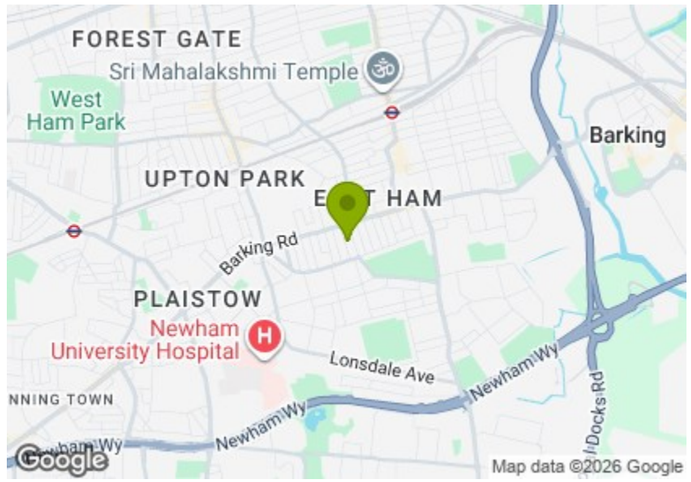
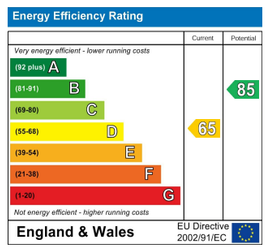


Total Area: 117.8 m² ... 1268 ft²

All measurements are approximate and for display purposes only





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MAFEKING AVENUE, EAST HAM

Offers In Excess Of £625,000 Freehold

4 Bed House - Terraced

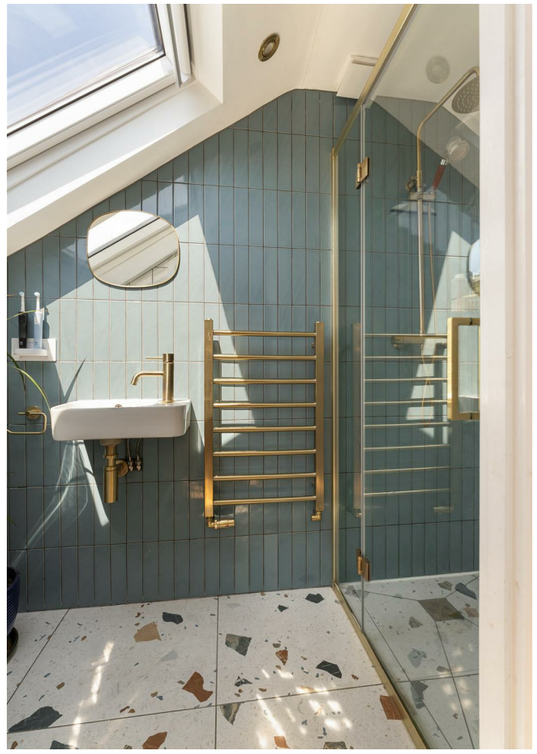
Features:

- Beautiful 4 Bedroom Terraced House
- Recently Refurbished To A High Standard
- Spacious Bay Fronted Through Reception
- Modern Kitchen
- Two Bathrooms
- Converted Loft
- East Facing Garden With Garden Studio
- Desirable Location Just A Short Stroll From Central Park
- Close To Upton Park And East Ham Station
- Chain Free

A beautifully presented four-bedroom bay-fronted Victorian home arranged across three floors, blending charming period features with stylish modern updates. Highlights include a bright double-reception, a sleek separate kitchen, a principal bedroom with an en suite, a large detached home office and a beautifully landscaped rear garden.

Upton Park tube is 0.8 miles away, and there are plenty of perks in the immediate area, from great pubs and the bustling shops and restaurants of Green Street to sprawling greenery.

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IF YOU LIVED HERE...

Step inside and you'll find a beautifully finished home where period charm meets thoughtful modern updates, including new engineered oak wood flooring throughout. The elegant front reception is filled with natural light from the generous bay window, while tasteful decor and original features create a warm, welcoming feel. Beyond, the adjoining second reception offers an equally inviting space for dining or relaxing, leading through to the smart separate kitchen, where sleek units, integrated appliances and generous worktops make everyday living a pleasure.

Head outside to your spacious rear garden, where decking gives way to a generous patio framed by mature planting. At the far end, a large detached home office provides an ideal work-from-home space, studio or gym.

Back inside, the first floor hosts two beautifully styled bedrooms and a stylish family bathroom with a dedicated laundry cupboard, keeping the washing machine neatly tucked away from the kitchen, and the added comfort of underfloor heating. The top floor is dedicated to the impressive principal bedroom, complete with its own contemporary ensuite, while a further bedroom on this level offers excellent flexibility for family life, guests or working from home.

You can take pride in knowing that you have plenty to explore on your doorstep, from the up-and-coming community of Plaistow to the burgeoning scene around East Ham, where you'll also find the sprawling grounds of Central Park and its café.

WHAT ELSE?...

- Upton Park is served by the District and Hammersmith & City lines. Travel two stops to West Ham for access to the Jubilee line and DLR, or Barking for train services to the Essex seaside. London City Airport is only around a 15-minute drive away.

- Your new local is the Boleyn Tavern, a gloriously traditional boozer with eye-catching monochrome flooring and a huge horseshoe-shaped bar.

- Barking Road has plenty of convenience stores for everyday essentials, while nearby Green Street is a lively neighbourhood hub, known for its independent shops, colourful markets and fantastic selection of South Asian restaurants. East Ham High Street offers even more choice, with cafés, restaurants and shops to explore.



A WORD FROM THE OWNER...

"We raised 2 children in this house, and found the welcoming neighbouring community, central park, it's cafe and the schools to be an intrinsic part of family life. We loved working from the office, looking back into the house. Over 7 years we lovingly renovated the house as our family grew. Our favourite places are from the ensuite shower watching the seasons change, and entertaining in the garden. "

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Reception Room
10'10" x 13'9"

Dining Area
10'11" x 10'9"

Kitchen
8'4" x 9'1"

Bedroom
14'1" x 11'0"

Bedroom
8'7" x 10'11"

Bathroom
8'9" x 8'10"

Bedroom
8'8" x 17'5"

Ensuite

Bedroom
9'3" x 7'7"

Garden
14'1" x 23'11"

Home Office
11'3" x 12'10"

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