

BUTLER & STAG



Pond Road, Stratford, E15
London

£550,000



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Guide Price £550,000 - £600,000 An extended three-bedroom period residence, beautifully positioned on the ever-popular Pond Road in Stratford is finished to a high standard throughout and features a desirable south-facing garden.

- Two Bathrooms
- Chain Free
- Finished To A High Standard Throughout
- Abbey Road DLR A Moments Walk Away
- Secluded South Facing Garden
- Three Bedrooms (Extended To Top Floor)
- Sash Windows
- Period (Freehold) House - 808 Sq/Ft



This charming home offers modern living and well-balanced accommodation across three floors.

The ground floor comprises a spacious and inviting reception room, enhanced by tasteful décor, leading through to a stunning kitchen area. Designed with both style and functionality in mind, the kitchen boasts stylish indigo blue shaker cabinets, quality appliances, and ample workspace, with doors leading directly to a south facing garden.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, complemented by a contemporary bathroom finished to an excellent standard.

The standout south-facing garden is a true highlight, offering sun-filled outdoor space ideal for relaxing, gardening, or hosting guests.

Located within easy reach of Stratford's excellent transport links, including Abbey Road DLR (Dockland Light Railway), as well as a wide array of shops, cafés, and amenities, this exceptional home is perfectly suited to families and professionals alike.

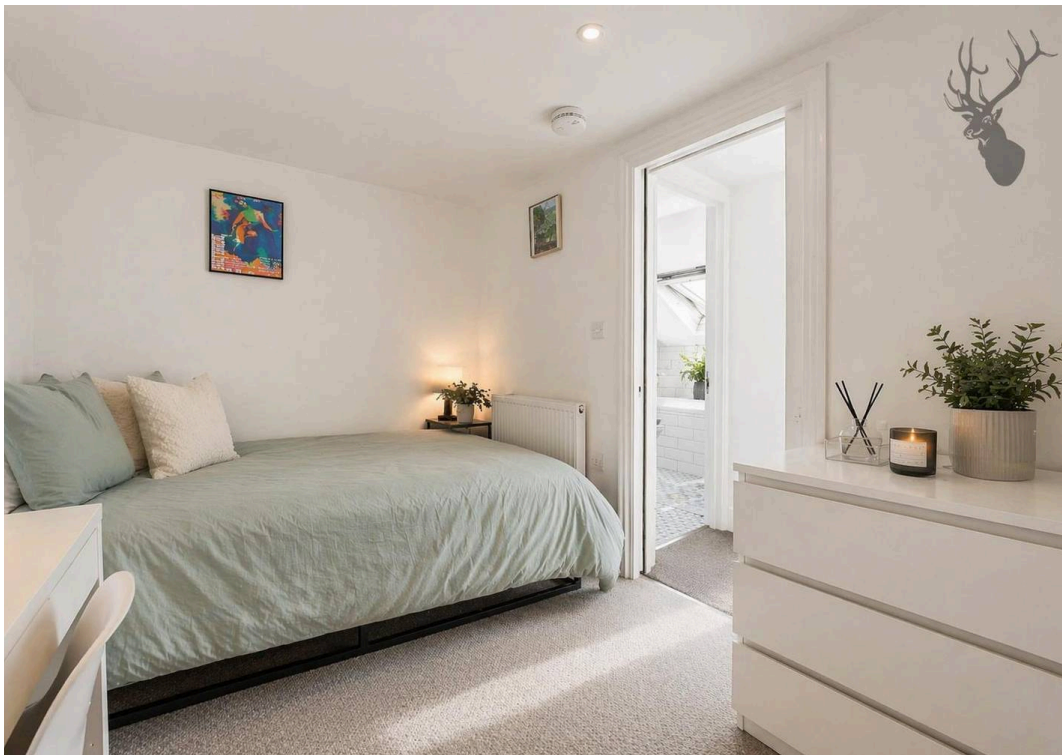
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

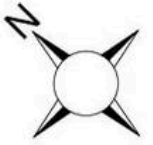






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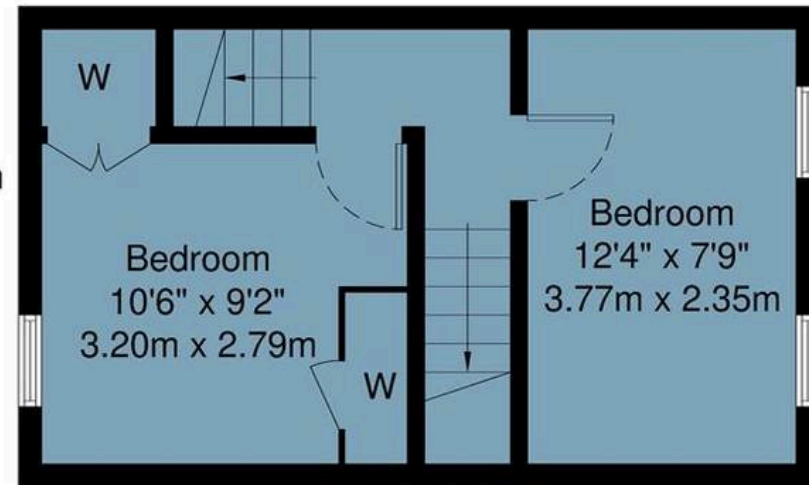
Approx Gross Internal Area : 75.1 sq m / 808 sq ft



Second Floor

Bathroom
7'5" x 5'8"
2.25m x 1.73m

Bedroom
11'0" x 7'1"
3.35m x 2.16m

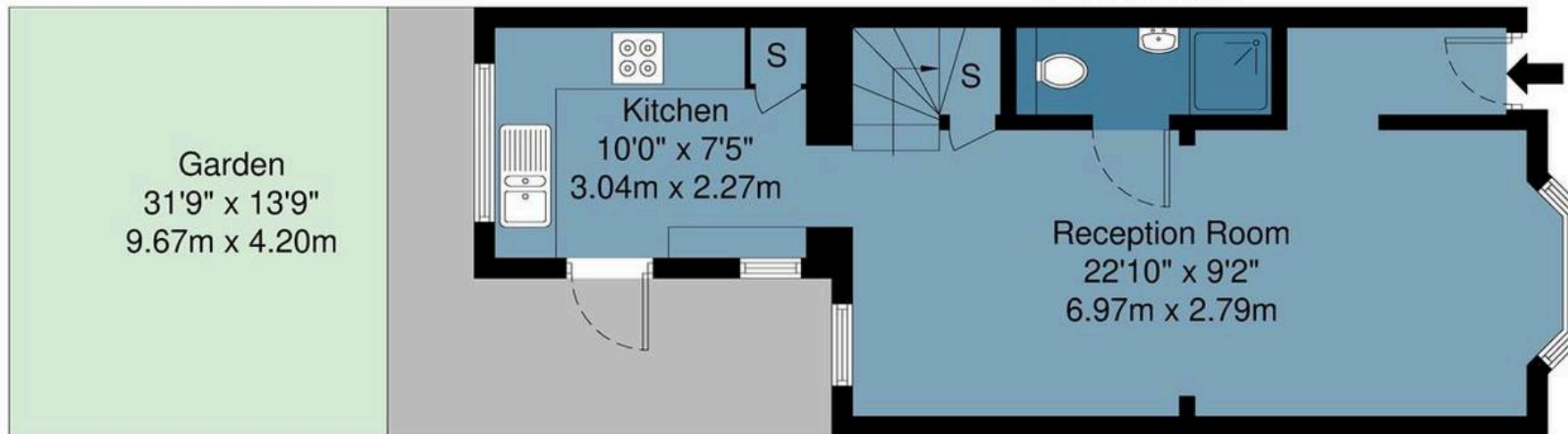


First Floor

Shower Room
8'7" x 2'9"
2.62m x 0.85m

Bedroom
10'6" x 9'2"
3.20m x 2.79m

Bedroom
12'4" x 7'9"
3.77m x 2.35m



Ground Floor

Garden
31'9" x 13'9"
9.67m x 4.20m

Kitchen
10'0" x 7'5"
3.04m x 2.27m

Reception Room
22'10" x 9'2"
6.97m x 2.79m

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020 8102 1236

london@butlerandstag.com

508 Roman Road, Bow, London, E3 5LU

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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