FREEHOLD

House - Terraced (EPC Rating: E)

# 77 STOPFORD ROAD, LONDON, E13 0NA

## Guide Price

# £600,000

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3 | 1 | 2 | E

# 3 Bedroom House - Terraced located in London

Nestled on the sought-after Stopford Road, this charming home offers a fantastic opportunity for both homeowners and investors. Boasting three good-sized bedrooms and two bright reception rooms, the property feels spacious and welcoming, with high ceilings throughout that create a light and airy atmosphere.

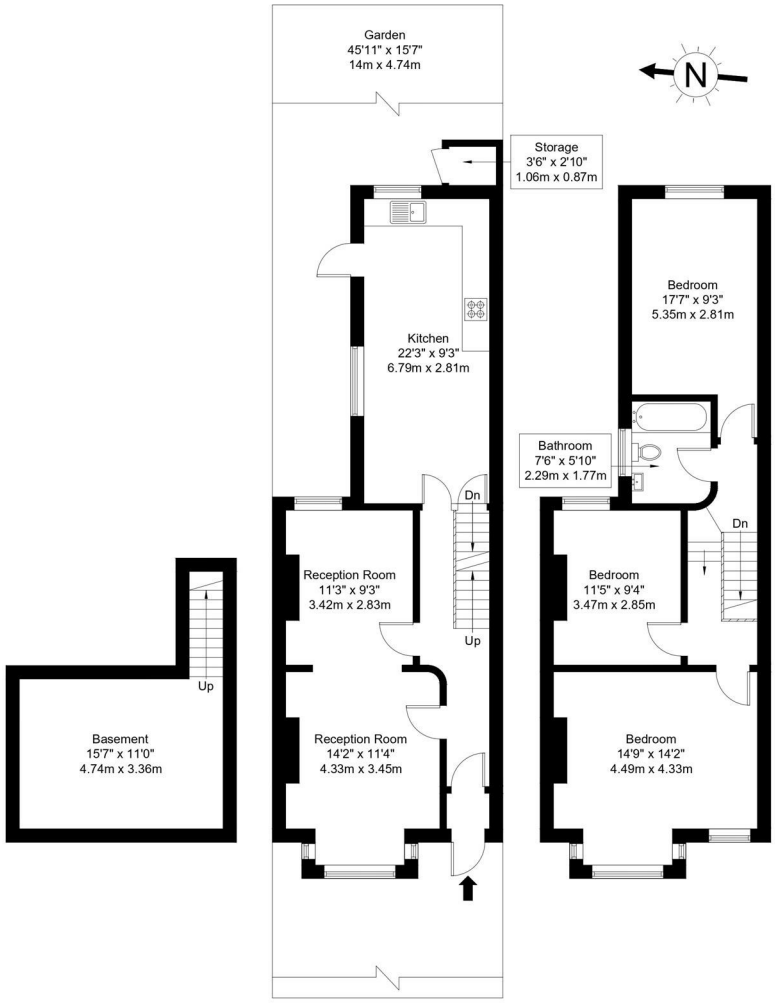
The property features a family bathroom, a front garden that adds curb appeal, and a rear garden providing a private outdoor space perfect for relaxing or entertaining. There's also exciting potential to extend, subject to planning permission, making this an ideal project for those looking to put their personal touch on a home.

Location is key, with Plaistow Station just an eight-minute walk away, giving you excellent access to public transport and the rest of London.

Whether you're looking to create your dream family home or invest in a property with development potential, this Stopford Road residence is well worth a viewing. With its generous rooms, outdoor space, and convenient location, it offers both comfort and opportunity in one package.

# Stopford Road, E13 0NA

Approx Gross Internal Area = 125.3 sq m / 1349 sq ft




The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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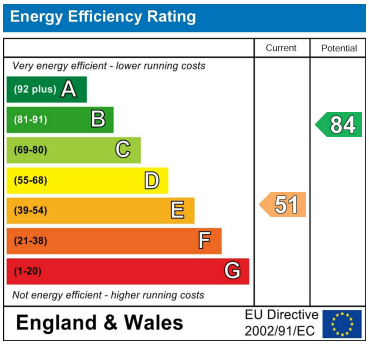
## Council Tax Band

D

## Energy Performance Graph

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.