

FREEHOLD



House - Terraced (EPC Rating: D)

67 EUSTACE ROAD, LONDON, E6 3NE

Guide Price

£550,000



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3



2



1



D

# 3 Bedroom House - Terraced located in London

Nestled in the desirable area of East Ham, Eustace Road presents a splendid opportunity to acquire a recently renovated terraced house that is both charming and practical. This delightful property, built in 1900, spans an impressive 1,195 square feet and features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that flows seamlessly into a modern kitchen, perfect for entertaining or family gatherings. The ground floor is thoughtfully designed with a convenient shower room, while the first floor boasts an additional bathroom, ensuring ample facilities for all residents. The highlight of the home is undoubtedly the conservatory, a serene space that invites natural light and offers a perfect spot for relaxation or enjoying a morning coffee.

The location is particularly appealing, situated just a short distance from Central Park, where you can enjoy leisurely strolls or outdoor activities. The property is chain-free, providing a hassle-free buying experience, and is ready for you to move in and make it your own.

With an EPC rating of D, this home combines modern living with the character of a period property. Whether you are a first-time buyer or looking to expand your property portfolio, this house on Eustace Road is a remarkable find. Do not miss the chance to view this exceptional home; it is sure to attract considerable interest. Book your viewing today and take the first step towards making this lovely house your new home.

## Reception

22'1" x 10'10"

This inviting reception room features a spacious layout with a warm wood-effect floor and a charming bay window that fills the space with natural light. The neutral walls and ceiling spotlights create a bright and welcoming atmosphere, extending through an open plan to the kitchen area.

## Kitchen

10'1" x 17'11"

The kitchen is modern and practical, fitted with sleek, handle-free grey units that maximise storage and work surface space. It is well-equipped with integrated appliances, including an oven and hob, beneath stainless steel extractor hood. Large windows and a door open into the conservatory, allowing plenty of daylight to flow through and offering easy access to the garden beyond.

## Conservatory

10'6" x 17'6"

This bright and airy conservatory provides a versatile space to relax or entertain, benefiting from a tiled floor and crisp white walls. Double doors open out to the garden, creating a seamless connection between indoor and outdoor living areas, perfect for enjoying the warmer months.

## Bathroom

The bathroom is finished to a high standard with contemporary grey tiling throughout. It features a white suite comprising a bath, a separate corner shower cubicle with clear glass screens, a vanity unit with an inset basin, and a close-coupled WC. A window provides natural light

and ventilation, enhancing the fresh and clean feel of the space.

## Shower Room

A well-appointed shower room offers a modern wet-room style shower with glass screen, grey tiled walls and floor, complemented by a sleek white vanity unit with inset basin and a close-coupled WC, combining style with practicality.

## Rear Garden

The rear garden offers a private outdoor space with a lawn bordered by wooden fencing and a patio area adjoining the conservatory, ideal for outdoor seating. A garden shed provides useful storage, and mature trees add greenery and shade to the space.

## Bedroom 1

10'10" x 10'10"

This double bedroom benefits from a bay window overlooking the street, allowing plenty of natural light to fill the room. The neutral décor and carpeted floor create a calm and restful environment, ideal for a main bedroom.

## Bedroom 2

10'10" x 10'5"

A comfortable bedroom with a large window, neutral carpeting and walls, offering a quiet and versatile sleeping space suitable for a child, guest, or home office.

## Bedroom 3

7'0" x 8'0"

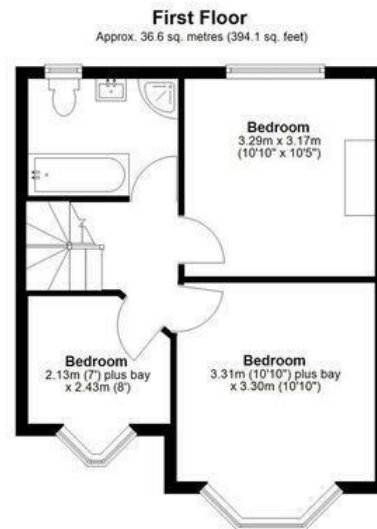
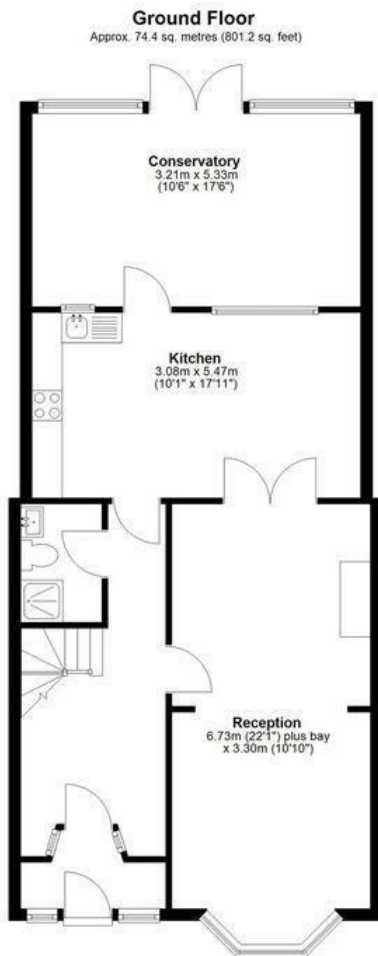
A smaller bedroom featuring a bay window and neutral decor, providing a cosy, bright room that could serve as a nursery, study, or single bedroom.

## Front Exterior



The front exterior of the property shows a traditional terraced house with a bay window on the ground floor and an attractive porch area. The frontage is enclosed by a low wall and gate, giving a welcoming street presence.





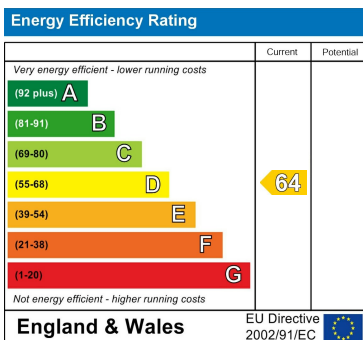
Total area: approx. 111.1 sq. metres (1195.4 sq. feet)

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.  
Plan produced using PlanUp.

Council Tax Band

D

Energy Performance Graph



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