



For Sale

House - Terraced

Tom Hood Close | London | E15

Offers In The Region Of **£575,000**
| Freehold

1 Reception | 2 Bedroom | 1 Bathroom

- Two Bedroom Terraced House
- Ideal as a Home or Investment
- Private Well Spaced Garden
- Private driveway plus residents' off-street parking
- Recently refurbished and modernised throughout
- Excellent location close to Maryland and Stratford stations
- Freehold
- Chain Free | Vacant
- EPC | D
- Council Tax Band | C



Hawks

FREEDOM TO MOVE





Tom Hood Close, E15

62.9 sq m / 677 sq ft



GROSS INTERNAL AREA: 62.9 sq m / 677 sq ft
 TOTAL STORAGE SPACE: 1.9 sq m / 20 sq ft
 EXTERNAL FEATURES: 42.4 sq m / 456 sq ft
 REDUCED HEAD HEIGHT: 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Hawks Estate Agents are delighted to offer to the market this beautifully refurbished two double bedroom freehold home, set within a peaceful residential cul-de-sac, offering stylish, move-in-ready living in one of Stratford's most convenient and well-connected locations.

From the moment you step inside, the property impresses with its bright, contemporary interiors and thoughtfully modernised finish throughout. The spacious reception room is flooded with natural light, which beautifully reflects off the laminate flooring. To the rear, the stunning newly fitted kitchen features sleek modern cabinetry, generous worktop space, and brand new appliances.

On the first floor, the property continues to impress with two generous double bedrooms and a beautifully presented family bathroom finished with a modern three-piece suite. Excellent built-in storage further enhances the practicality of the home.

The property also benefits from ample loft space, offering the potential to extend upwards, subject to the necessary planning permissions.

Externally, the private rear garden provides the perfect outdoor retreat, while the private driveway and additional residents' parking are rare and highly valuable features in this location.

Tom Hood Close enjoys an enviable position just moments from excellent transport links, including London Overground Maryland Station and Stratford International, providing fast access across London and beyond. Residents are also within easy walking distance of Westfield Stratford City, the Queen Elizabeth Olympic Park, cafés, restaurants, local amenities, and highly regarded schools.

Offered with no onward chain, this exceptional home presents a rare opportunity for buyers seeking a stylish property in a thriving East London location.

Early viewing is highly recommended.



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Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.