

For memories made
and memories to come.

Woodhouse Grove, East Ham E12

- ◆ Three-bedroom Edwardian house
- ◆ 38-foot sunny rear garden
- ◆ Contemporary dining kitchen
- ◆ Large, modern bathroom
- ◆ Double living room
- ◆ Period fireplaces
- ◆ Recently replaced smart boiler
- ◆ Five-minute walk to East Ham Tube
- ◆ Beautiful views over Plashet Park

This light-filled, three-bedroom, double-bay-and-gable-fronted home is crammed with period features, lofty ceilings, wood floors and large windows with glorious uninterrupted views across Plashet Park.

You'll find the property nestled in an Edwardian terrace on arguably one of Manor Park's greenest and most peaceful residential streets, on which properties rarely become available. The local area is popular, family-friendly and offers an abundance of shops and restaurants, whilst the park opposite feels like a vast extended garden. Located just a 5-minute walk from East Ham Tube station (Zone 3), the property has excellent connectivity to East and Central London.

Inside, a neutral colour scheme is set against a backdrop of beautiful natural greenery to the front and rear.

From the front, stone lintels and elegant mouldings decorate a handsome London Stock brick exterior with a full-height bay window and an illuminated recessed porch behind a hedge-screened front patio, iron gate, and terracotta tiled pathway.

STEP INSIDE

Open a grey-painted front door with arched panes, chrome furniture, and transom above into the hallway. Here, white walls trimmed with decorative mouldings and dado and picture rails meet exposed

“Two beautiful period fireplaces with chequered tile hearths and flanking built-in shelving and cupboards delightfully complement the wood floors and high, coved ceilings.”

“The layout here has been optimised to encourage family activities.”

floorboards for an instant period feel, while a Hive-controlled Logi combi boiler with a TFI Omega filter ensures a warm and welcoming atmosphere.

The colour scheme repeats in the double reception room on your right, where two beautiful period fireplaces with chequered tile hearths and flanking built-in shelving and cupboards delightfully complement the wood floors and high, coved ceilings. This lovely family area is flooded in light by chandelier-style fittings, a deep box-bay window framing a view of the park, and French doors with a transom above leading to the garden.

Return to the hallway, passing the stairs to find access to a long storage cellar before following the floorboards into a dining kitchen facing the garden through a window and bay to the side and glazed

sliding doors. The layout here has been optimised to encourage family activities, with a Där glass pendant light illuminating the marble top of the island bar, where everyone can gather to cook, bake, and share meals.

Meanwhile, white shaker-style cabinetry with antique brass handles surrounds several high-end appliances, including a centrepiece Blanco Belfast sink, a Bosch extractor above the cooker, a Bosch EcoSilence Drive washing machine, a Bosch Silence dishwasher, and a Kenwood four-door fridge-freezer. Spotlights further brighten the dining area by the sliding doors. Beyond, you'll find a useful WC.

From the hallway, a white-painted staircase with a runner carpet rises to a landing fitted with a tall wardrobe made by a carpenter in 2021 to provide extra storage.

At the front, you'll discover the carpeted primary bedroom with amazing views over Plashet Park and beautiful trees, like the weeping willow set just within the

perimeter. It also feels super spacious thanks to the box bay window rising to meet tall walls adorned with a high picture rail. A central pendant fitting and an awning window with a radiator beneath completes the space.

Decorated to match the primary, the second bedroom has a beautiful period fireplace with shelving and a wardrobe built into the alcoves. An aesthetically pleasing square shape, it's nice and bright and faces the garden through a broad window, as does the third bedroom, which features a charming sloped ceiling and central light.

All three bedrooms share a bathroom lined with grey floor tiles and a white metro-tiled splashback to a bath with a glass screen, curtain rail, and shower above. Warmed by a chrome heated towel rail, it also contains an attractive grey vanity basin unit with tonal tiling and matching mirrored cabinet above, a further matching freestanding cabinet and a close-coupled toilet beneath a deep-set awning window.

OUTDOORS

Open the glazed double doors in the living room or kitchen to explore the fully enclosed rear garden. The sun rises right over the lawn and the block-paved patio/side return, bathing the kitchen and garden in light. In the summer, it remains until early evening, perfect for the resident olive tree.

Over the last four years, the current owners have created thriving borders filled with a dwarf-rootstock damson tree and shrubs, including Choisya (Mexican orange), Daphne, bay laurel, Portuguese laurel, a climbing rose, and bulbs like tulips and snowdrops. There's also space to set up a barbeque on the patio nearest the kitchen, with a storage shed on the rear patio.

“The sun rises right over the lawn and the block-paved patio/side return, bathing the kitchen and garden in light.”

Double reception room





Double reception room





Dining kitchen





Dining kitchen



Primary bedroom



Primary bedroom view



Second bedroom



Third bedroom



Bathroom





Garden



Front of house



Woodhouse Grove, East Ham E12

APPROXIMATE
FLOOR AREAS

Cellar
109 SQ. FT
(10.16 SQ. M)

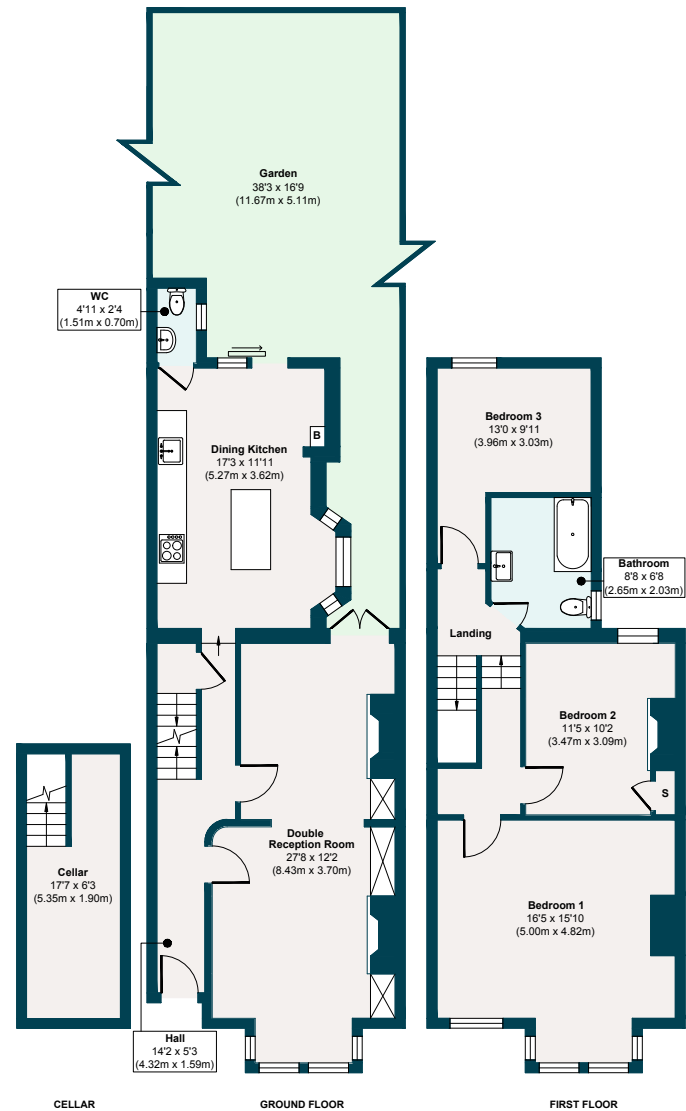
Ground Floor
620 SQ. FT
(57.61 SQ. M)

First Floor
599 SQ. FT
(55.68 SQ. M)

**Gross Internal
Floor area
(including cellar)**
1328 SQ. FT
(123.45 SQ. M)

**Gross Internal
Floor area
(excluding cellar)**
1219 SQ. FT
(113.29 SQ. M)

Illustration for identification
purposes only, measurements
are approximate, not to scale.



The neighbourhood



GETTING AROUND

East Ham Tube (District and Hammersmith & City lines) is just five minutes' walk away. Reach Whitechapel (Elizabeth, District, Hammersmith & City and Overground lines) in 20 minutes. Manor Park (Elizabeth line) is just under a 20-minute walk (a 6-minute bus ride) for quick links to Central London, Paddington and Heathrow. In addition, Woodgrange Park station (Overground) is an 18-minute walk away.

Local bus connectivity is also excellent, allowing quick and easy access to Stratford, West Ham Park, Forest Gate, Manor Park, Wanstead Flats and Wanstead Park.

IN THE NEIGHBOURHOOD

The house overlooks Plashet Park, which features beautiful mature tree-lined walks, spring blossoms, crocuses, and daffodils. The park also has ample sports facilities including secure, bookable tennis

courts that were recently resurfaced and refurbished by the Lawn Tennis Association, outdoor exercise machines, summer water fountains, a large playground, and East London's oldest bowls club.

The Red Lion and Boleyn Tavern pubs (the latter being recently named one of 'Britain's prettiest' after a £1.5m refurb) are around a 20-minute walk, as is Central Park Café, which sells excellent homemade bread and pastries. East Ham is also famed for its excellent Indian and Sri Lankan food, with Taste of India and Udaya and Vasantha Vilas vegetarian restaurants some of the most popular.

With a children's playground and splash park, West Ham Park is an 8 minute bus ride away (on the 238), or you can take a short bus ride or cycle to Wanstead Park with its bluebell woods and lakes, not to mention its riding school and stables. Nearby Wanstead Flats is also great for a running loop. There are excellent cycle paths on Forest Drive for wonderful recreational cycling trips to Wanstead Park, Wanstead Flats, Wanstead, Hollow Ponds, Leyton Flats and Epping Forest.

SCHOOLS

The area is home to several schools rated 'Outstanding' by Ofsted, including Kensington Primary School (just nine minutes away), which won the Pearson Gold Award for Primary School of the Year in 2020, Shaftesbury Primary School (10 minutes) and Essex Primary (16 minutes). St Stephens Primary School (which also has great daycare and nursery) is a 13-minute walk away.

Well-regarded secondaries nearby include the Ofsted 'Outstanding' Plashet School for Girls, just three minutes on foot, and the 'Good'-rated Little Ilford school, 17 minutes away. St Bonaventure's – an 'Outstanding' Catholic school – and its equally well-rated sister, St Angela's Ursuline School – are both just over 20 minutes' walk away.



A note from the owners

“Watching the park change over the seasons and bird watching from the main bedroom is inspiring. Our favourite moments to enjoy the view are frosty mornings in winter – which can be breathtaking – and the sun setting over the park all year round.

“The garden is also a source of many happy memories. As a family we have had many delightful spring and summer weekends, having barbeques while the kids and their friends enjoy the trampoline and water play, making full use of the length of the garden.

“The park has been like a vast extended garden which we use almost daily. There is a fantastic local community here and we often meet neighbours or local friends in the playground, ornamental garden or local cafes.”



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