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Thorpe Road, Forest Gate, London, E7 9EB

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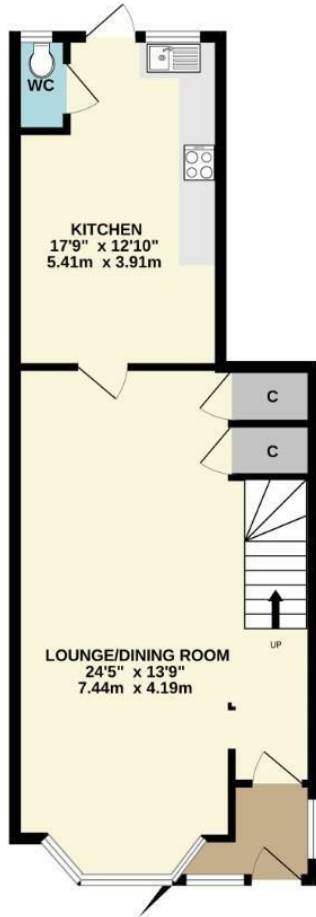
Guide Price: Guide Price £650,000 - £675,000

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An elegantly extended Three-bedroom Victorian terrace, enviably located just a few steps from Wanstead Flats, and Forest Gate train station (Elizabeth line). The ground floor accommodation has been opened to allow plenty of natural light to flow throughout. The kitchen has been extended and fitted with several wall and base units and space for a dining table, ideal for all the family to be seated. The first floor boast from two large bedrooms and the first family bathroom. The loft has been converted (with planning) two accommodate a further bedroom and second bathroom. Other property highlights include rear garden, a ground floor WC and high ceilings.

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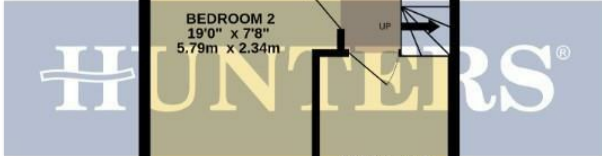
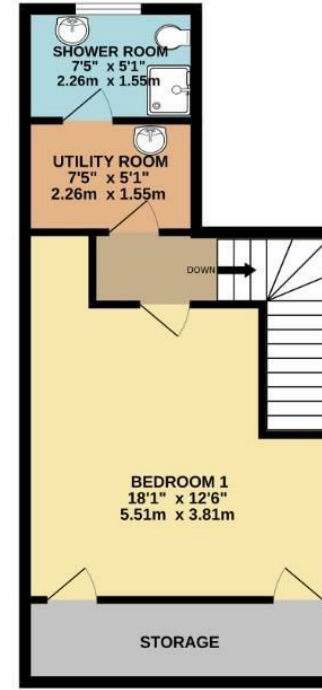
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**LOUNGE/DINING ROOM**

24'5" x 13'9"

**KITCHEN/DINER**

17'9" x 12'10"

**REAR GARDEN****FIRST FLOOR****BEDROOM TWO**

19' x 7'8"

**BEDROOM THREE**

12'3" x 6'7"

**BATHROOM**

10'9" x 7'7"

**SECOND FLOOR****BEDROOM ONE**

18'1" x 12'6"

**SHOWER ROOM**

7'5" x 5'1"

**UTILITY ROOM**

7'5" x 5'1"

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







