



Vansittart Road, Forest Gate

London, E7 0AS

Guide Price: £650,000 - £675,000



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A fantastic bright and airy Three -bedroom home with a spacious layout and period touches, such as the bay windows, and lovely high ceilings. The property has recently been renovated, throughout adding modern fittings yet keeping in the Victorian Tradition.

The property is situated a few minutes from the brilliant amenities of Winchelsea Road, a great place to grab a coffee, the open fields and greenery of Wanstead Flats are situated moments away, while Forest Gate station is a short walk away (Elizabeth line) which offers superb links into central London and Docklands.

Other property highlights include a secluded garden, a beautiful large living room, two bathrooms and sky light windows which allow natural light to flood through.



HALLWAY

Laminated wood flooring, access to all ground floor rooms, stairs leading to first floor landing, double glazed door to side leading into garden.

THROUGH LOUNGE

24'11" x 10'

Double glazed bay window to front and further double glazed window to rear fills this room with great natural light, laminated wood flooring, three wall mounted radiators.

(room can be separated into two reception rooms).

KITCHEN

10'11" x 8'7"

Range of fitted wall and base units, solid wood worktop, sink and drainer with mixer tap, integrated oven and hob with extractor hood above, integrated fridge/freezer, tiled splash backs, laminated flooring, skylight window, double doors leading onto the rear garden.

BATHROOM

7'1" x 6'2"

Three piece suite comprising of panelled bath with mixer tap and shower attachment, wash hand basin, low level w.c, marble effect tiled wall and flooring. double glazed window to side, wall mounted radiator.

REAR GARDEN

Fully paved.

FIRST FLOOR LANDING

Access to all first floor rooms, two skylight windows, double glazed window to rear, carpet flooring.

BEDROOM ONE

13'1" x 11'7"

Two double glazed window to front, carpet flooring.

BEDROOM TWO

11'5" x 9'11"

Double glazed window to rear, carpet flooring.

BEDROOM THREE

8'9" x 5'9"

Double glazed window to rear, carpet flooring.

SHOWER ROOM

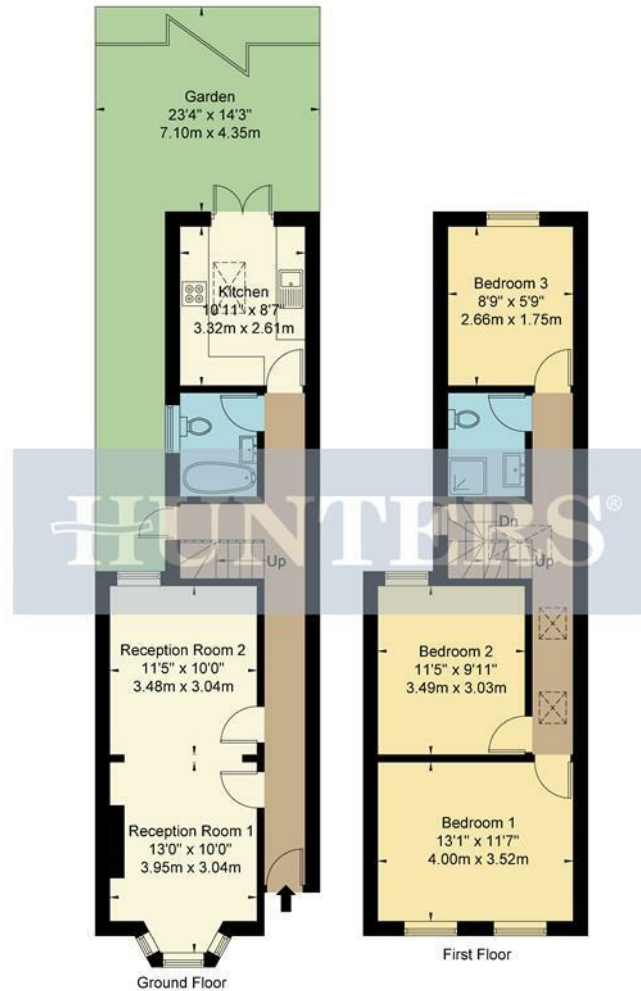
6'4" x 4'11"

Three piece suite comprising of enclosed shower cubicle with shower attachment, tiled wall and floor, wash hand basin with mixer tap, low level w.c, heated towel rail, tiled flooring.



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Approx. Gross Internal Area = 95.1 sq m / 1023 sq ft



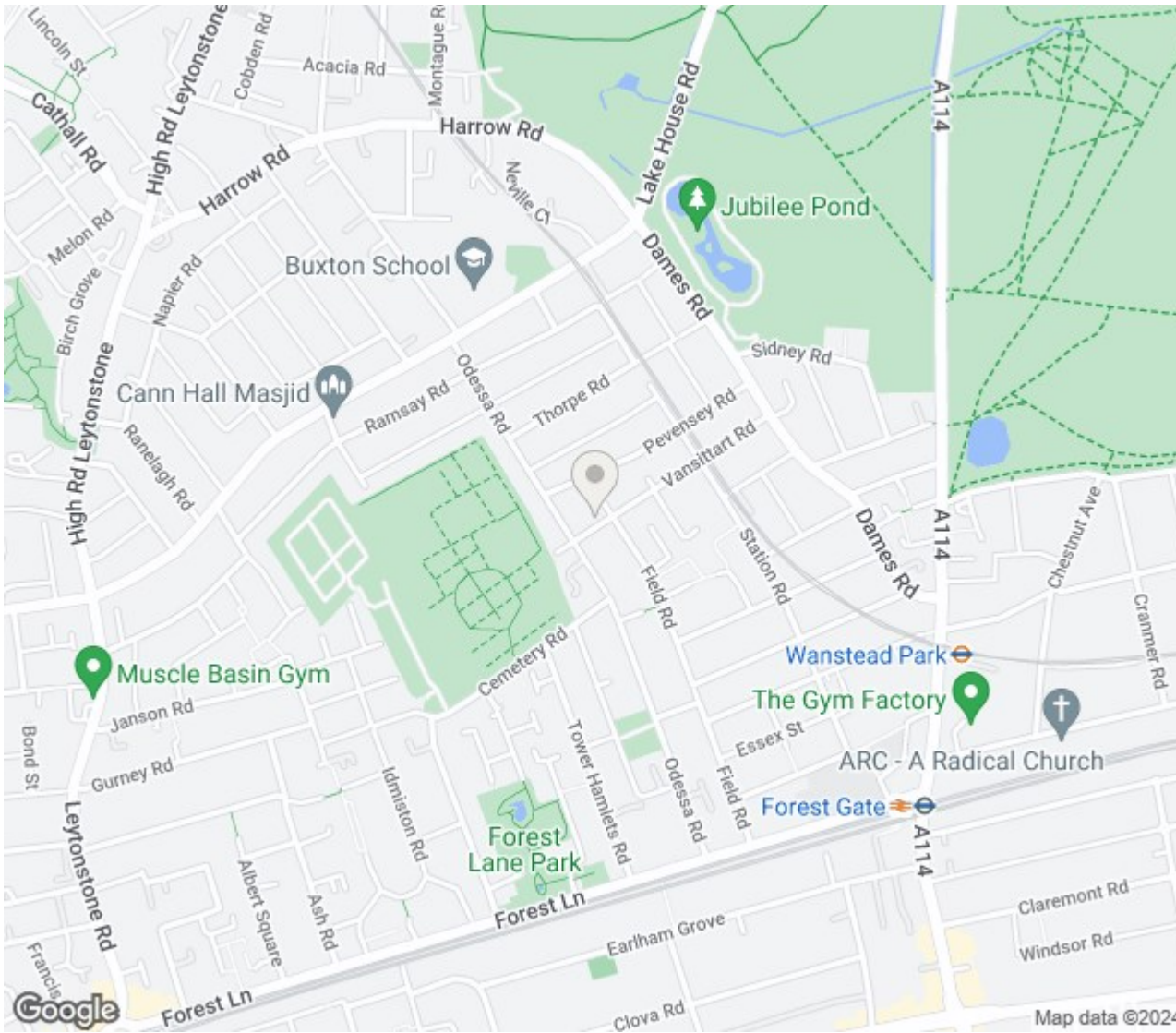
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PLAN**

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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