



## Bristol Road, Forest Gate

London, E7 8HG

Guide Price: Guide Price £425,000



# Bristol Road, Forest Gate, London, E7 8HG

## DESCRIPTION

Guide Price: £425,000 - £435,000

Located on a tree-lined avenue in Forest Gate, this two-bedroom Victorian residence spans two storeys. The property features generously-sized bedrooms on the first floor, while the ground floor offers a spacious through lounge ideal for entertaining, a kitchen, a ground floor bathroom, and access to a rear garden, providing a tranquil retreat. The residence exudes a bright and airy ambiance throughout. Strategically positioned for convenient access to local amenities, East Ham Station, Forest Gate Station (Elizabeth line), and Woodgrange Park Station are all within close proximity. Offered chain-free, this property presents an enticing opportunity for prospective buyers.



## LOUNGE

24'6" x 13'4" narr to 10'1"

Double glazed bay window to front, double glazed window to rear. laminated flooring, understairs storage cupboard, stairs leading to first floor, door leading to kitchen.

## KITCHEN

7'7" x 6'3"

Range of wall and base units, roll top work surface, sink and drainer, cooker, tiled splash backs, double glazed window to side, door leading to rear garden, further door leading to bathroom,

## BATHROOM

7'7" x 4'1"

Three piece suite comprising of panelled bath with mixer tap and shower attachment, low level w.c, wash hand basin, fully tiled walls, heated towel rail, double glazed window to rear.

## REAR GARDEN

Concrete patio area, mainly laid to lawn.

## FIRST FLOOR

### BEDROOM ONE

13'4" x 10'11"

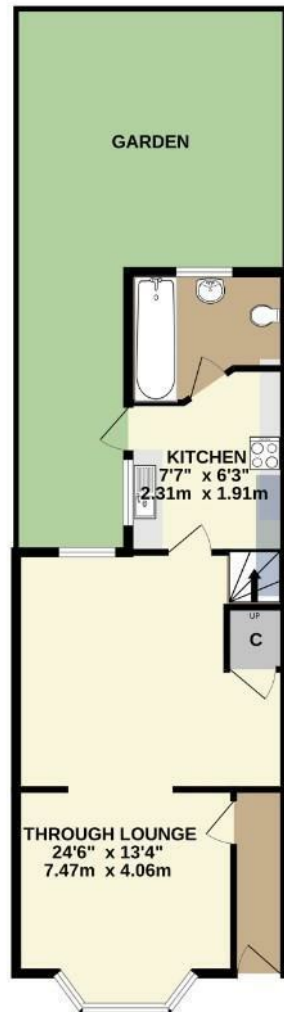
Two double glazed windows to front, wall mounted radiator, carpet flooring.

### BEDROOM TWO

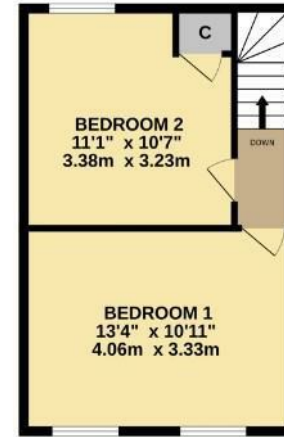
11'1" x 10'7"

Double glazed window to rear, wall mounted radiator, carpet flooring.

GROUND FLOOR

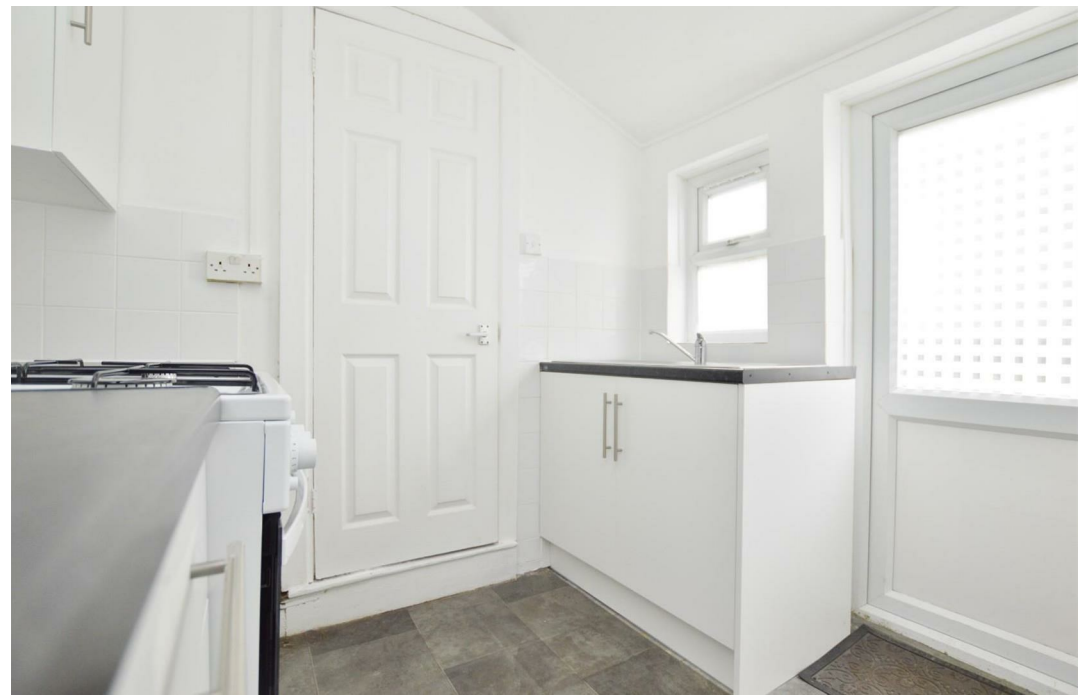


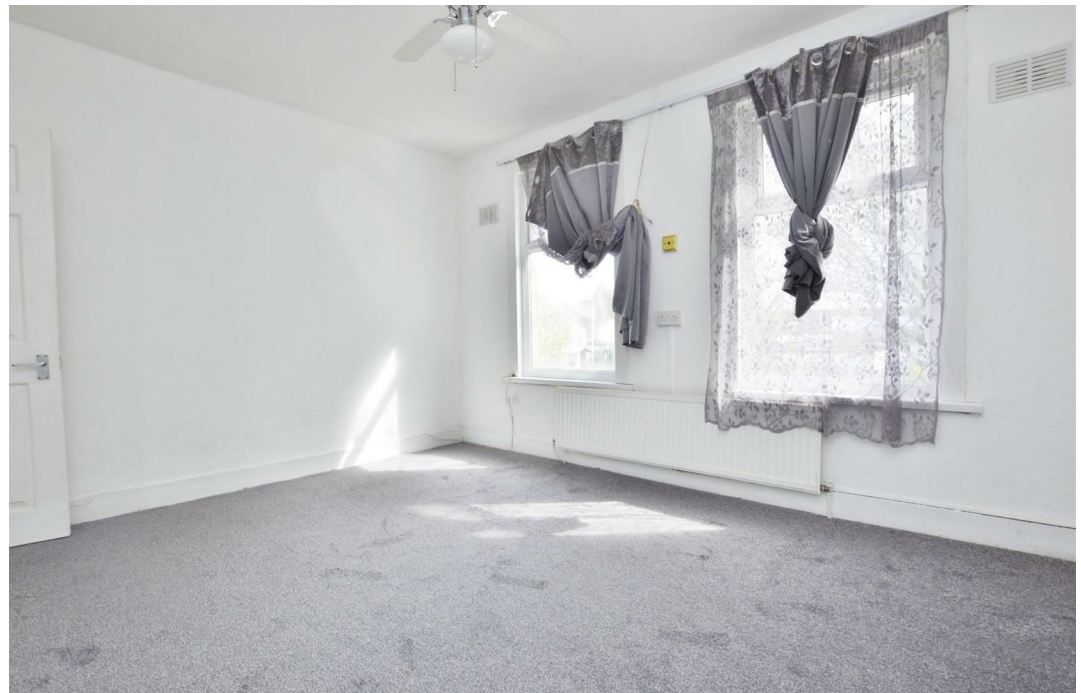
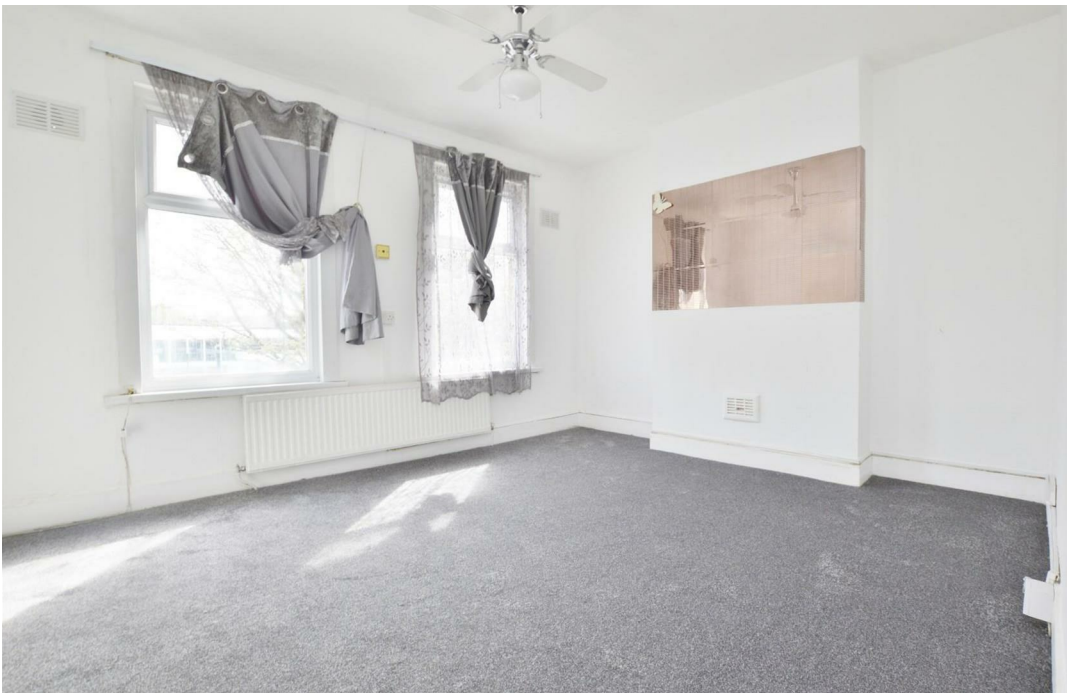
1ST FLOOR

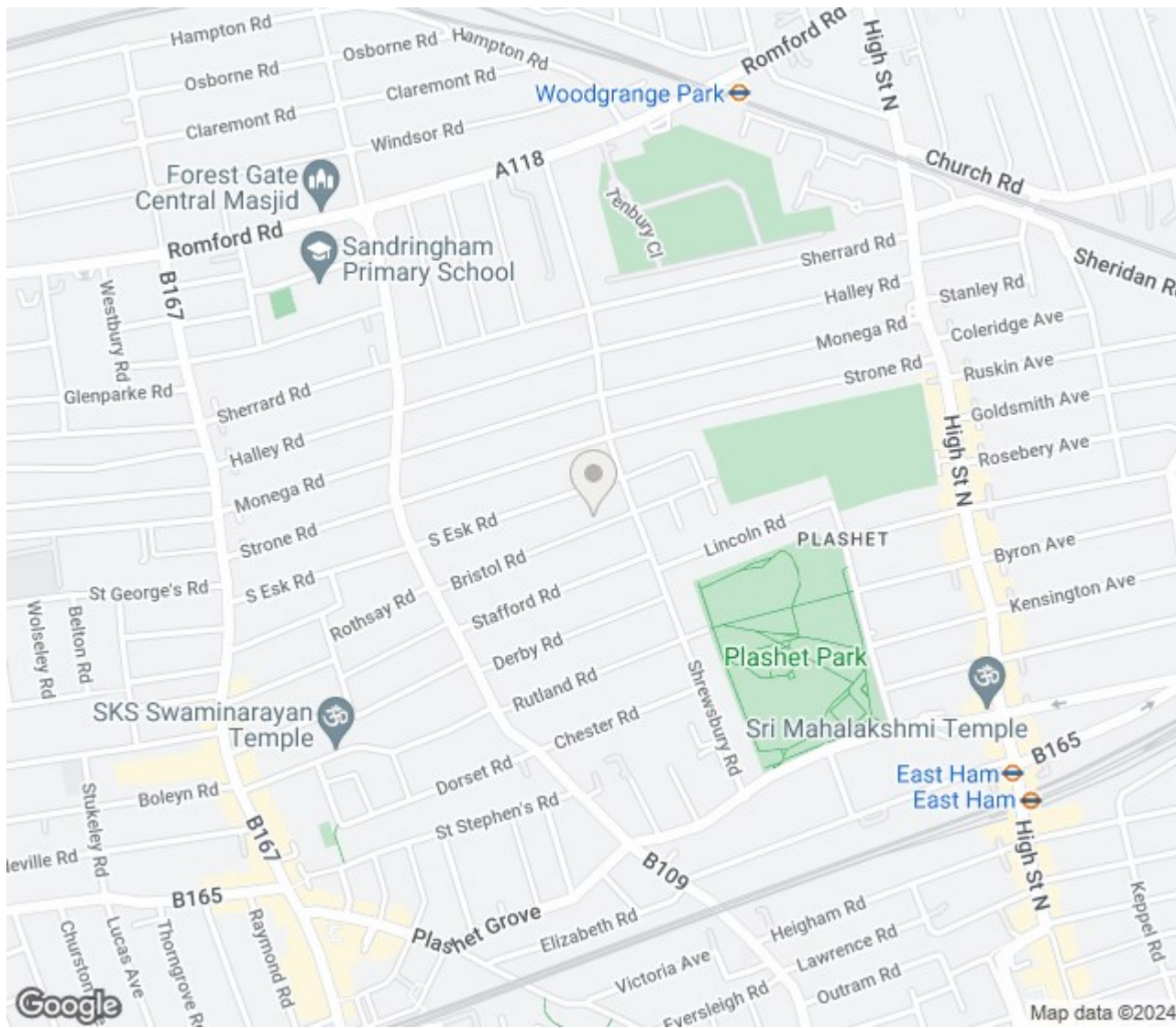


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## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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