



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Studley Road, Forest Gate, London, E7 9LU**

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Guide Price £625,000 - £650,000

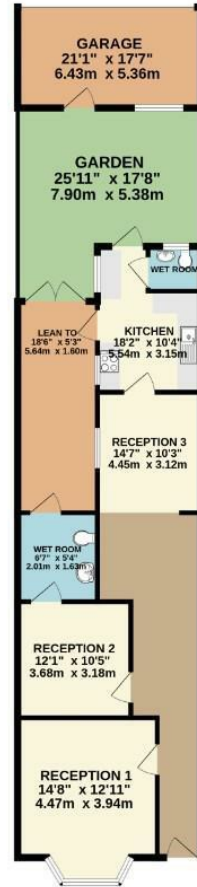
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Discover a rare opportunity to own this stunning double-bayed Victorian house, offering expansive living space that's truly larger than average. This impressive property features three spacious double bedrooms, three elegant reception rooms, and three stylish bathrooms. Enjoy a bright and airy atmosphere throughout, complemented by a garage at the rear.

Conveniently located near excellent transport links, with Forest Gate (Elizabeth Line) and Upton Park Tube just a short walk away, you'll also find all local amenities at your fingertips. Plus, the lush greenery of West Ham Park is just around the corner.

Offered chain-free, this is a unique chance you won't want to miss!

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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.  
 Made with Metropix C2024

**RECEPTION ONE**

14'8" x 12'11"

Double glazed bay window to front, laminated flooring, wall mounted radiator.

**RECEPTION TWO**

12'1" x 10'5"

Laminated flooring, door leading into wet room.

**WET ROOM**

6'7" x 5'4"

Wall mounted shower, low level w.c, wash hand basin, fully tiled walls and floor, door leading into lean to.

**LEAN TO**

18'6" x 5'3"

Range of wall and base units, tiled flooring, door to rear garden.

**RECEPTION THREE**

14'7" x 10'3"

Double glazed window to side and rear, tiled flooring, door leading to rear garden,

**KITCHEN**

18'2" x 10'4"

Range of wall and base units, roll top work surface, sink and drainer, tiled flooring, tiled splash backs, two double glazed windows, door leading to shower room, further door leading into rear garden.

**WETROOM**

6'4" x 4'4"

Low level w.c, wash hand basin, wall mounted shower, double glazed window, tiled.

**GARDEN**

25'11" x 17'8"

Paved with access to garage.

**GARAGE**

21'1" x 17'7"

Accessible via rear garden and up and over door to rear.

**FIRST FLOOR****BEDROOM ONE**

15'1" x 10'4" + 12'1" x 6'4"

(there is a partition section in the bedroom) Double glazed bay window to front, laminated flooring, wall mounted radiator.

**BEDROOM TWO**

13'10" x 10'3"

Double glazed window, laminated flooring, wall mounted radiator.

**BEDROOM THREE**

12'2" x 10'5"

Double glazed window, laminated flooring, wall mounted radiator.

**BATHROOM**

6'1" x 5'10"

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

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.













