



## Residing here:

Step into this welcoming home through a charming entrance hallway, complete with a convenient under-stairs storage cupboard—ideal for tucking away shoes and winter accessories. From here, you're led into a beautifully spacious bay-fronted living and dining area, perfect for hosting dinner parties with friends or cozy movie nights with loved ones. This generous open space offers the flexibility to entertain in style or relax in comfort, making it perfect for any occasion.

The expansive kitchen is equipped with a range of fitted wall and base units, providing ample storage for cutlery, dinnerware, cookware, and all your kitchen essentials. With integrated appliances, including an oven and hob, you'll have everything you need to prepare your favourite dishes. Adjacent to the kitchen is a small lobby area, offering access to a convenient ground floor WC and the rear garden—ideal for those summer evenings dining alfresco.

Upstairs, you'll find the spacious main double bedroom, bathed in natural light from two large front-facing windows. The second bedroom is also well-sized, providing a comfortable space for family, guests, or a home office. The elegantly appointed bathroom suite features both a bath and a separate shower cubicle, offering luxury and convenience in one.

Externally: The easy-to-maintain rear garden, mostly paved with charming shrub borders, offers a peaceful retreat to enjoy the warmer months. This lovely outdoor space is perfect for hosting summer BBQs and creating your own private oasis.

## In addition:

Just a short stroll to the open green spaces of Wanstead Flats

Easy access to High Road shopping, local amenities, and major supermarkets

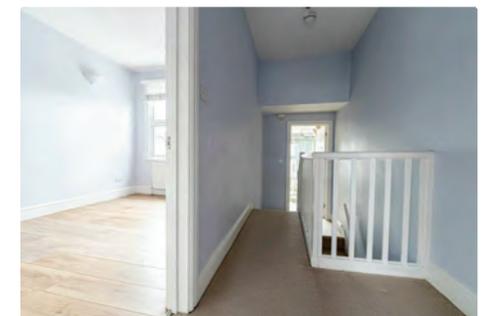
Close proximity to the vibrant Forest Gate Arches, home to a variety of independent eateries and bars

Near Forest Gate station, providing quick links via the Elizabeth Line

Excellent transport options to Westfield Stratford City, Queen Elizabeth Olympic Park, and East Village

Convenient road links including A12, A406, and M11

Council Tax band: C



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Reception  
24'4 x 10'5

Fitted Kitchen  
12'2 x 8'

Ground Floor WC

Main Bedroom  
13'9 x 11'1

Bedroom Two  
11'1 x 8'4

First Floor Bathroom Suite inc  
Shower

Rear Garden  
30'1 x 14'10

