

DAMES ROAD, FOREST GATE Offers In Excess Of £640,000 Freehold 3 Bed House



Features:

- Victorian Terrace House
- Three Bedrooms
- Extended Kitchen Diner
- Garden Studio
- Close to Winchelsea Road
- South East Facing Garden
- Close to Wanstead Heath

A lovingly appointed, three bedroom family terrace, painstakingly finished to a boutique standard by the current owners and brimming with charm and character from front to back. Wanstead Flats and Forest Gate station are both on your doorstep.

You also have the growing range of independent bars, cafes and restaurants arranged around nearby Winchelsea Road all ready and waiting for you to explore.

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IF YOU LIVED HERE...

Highlights are everywhere. Your front reception is a striking start; 230 square feet with blonde hardwood running underfoot and clear sightlines all the way to your open plan kitchen/diner at the back. This is another superb space, just under 250 square feet, with a bank of skylights, exposed brick wall and a substantial breakfast bar taking centre stage. Timber worktops and an oversized butler sink complete the aesthetic, while sliding patio doors throw it all open to your garden.

Out here you have secluded decking and Trulawn leading to a unique garden studio, fully powered and insulated and the ideal home working spot. Upstairs your principal bedroom to the front is finished in a soft peach colour palette, with bistro shutters on the twin windows and a wealth of integrated storage. Another double and generous rear single complete the sleeping arrangements, while your family bathroom's an ingeniously arranged affair in metro tilework, with shower over the artfully angled tub.

The endlessly explorable, green expanse of Wanstead Flats starts just three minutes from your new front door. Once the favoured

playground for Tudor Kings & Queens, it's still some of the wildest wide open natural space for miles around. Perfect for morning jogs or evening strolls, it's a splendid spot to have on your doorstep. Whenever you want to venture even further afield, Forest Gate station is less than a half mile on foot for speedy, direct access to the City and West End via the gleaming new Elizabeth line

WHAT ELSE?

- The much loved Wild Goose Bakery is just three minutes away and sure to become a most welcome addition to your morning routine.
- That garden office totals just under eighty square feet, with wall to wall views over the garden. An ideal solution to that all important work/life balance.
- Parents will be pleased to find twenty primary/secondary schools all less than a mile away on foot and all rated 'Outstanding' or 'Good' by Ofsted.



A WORD FROM THE OWNER...

"We moved into this house when our second child was two weeks old and it's been a wonderful family home for us. The bright beautiful kitchen & high ceilings were what we loved initially about the house and we've since added a Garden Office which has doubled-up as a guest bedroom, giving us more space & flexibility. The garden is in sunlight almost all day & so we love being out there with the kitchen doors open all day when the sun shines. This house is less than 5mins to everywhere we need to & love going in Forest Gate; the flats, the best pubs, the arches, school, nursery & the station. We'll miss the community we've built here & hope someone else will enjoy living here as much as we have."

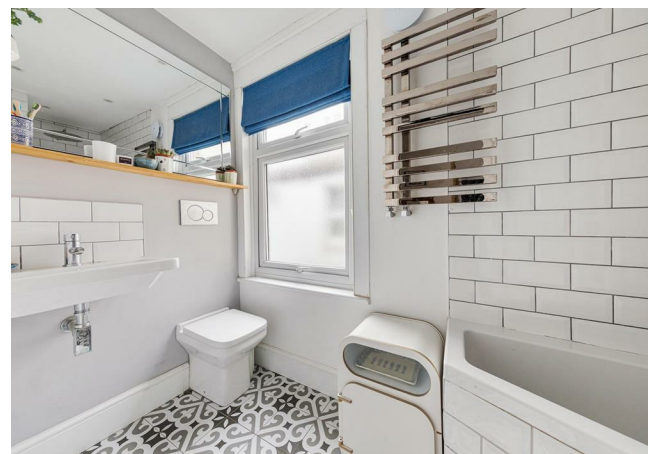
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Reception
23'1" x 10'11"

Bathroom
10'6" x 3'11"

Kitchen/Breakfast Room
19'6" x 12'7"

Bedroom 3
7'9" x 7'3"

Bedroom 1
13'11" x 11'2"

Garden Studio
9'10" x 7'9"

Bedroom 2
11'3" x 8'5"

Garden
26'2"



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