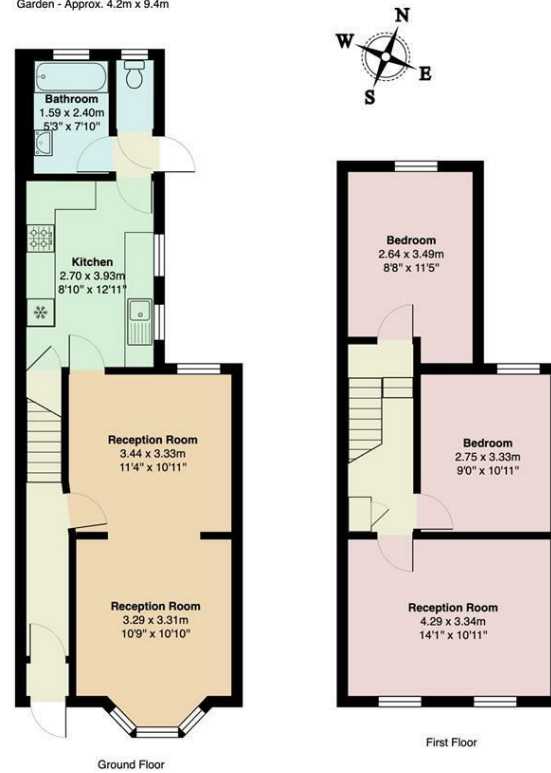
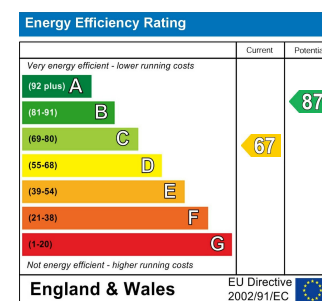
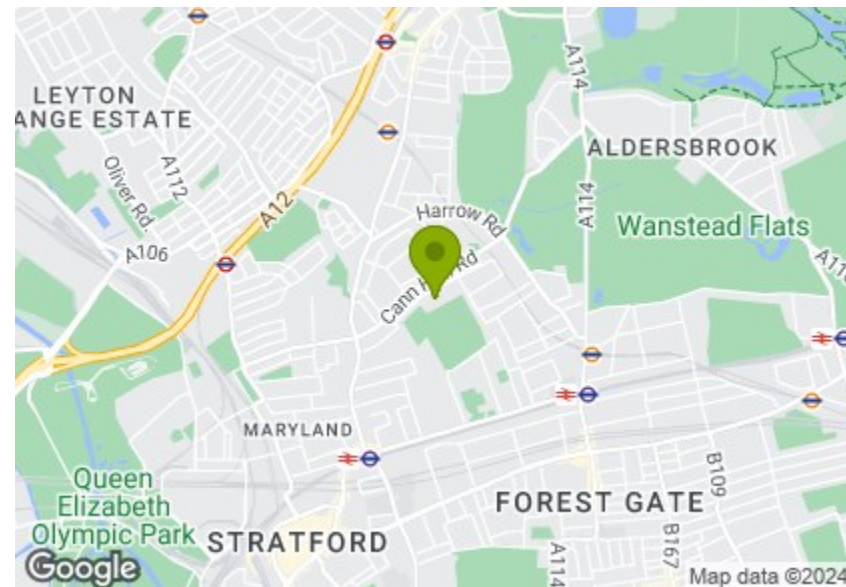


Garden - Approx. 4.2m x 9.4m



Total Area: 88.0 m² ... 947 ft²
All measurements are approximate and for display purposes only



TRUMPINGTON ROAD, FOREST GATE

Offers In Excess Of £625,000 Freehold

3 Bed House



Features:

- Victorian Terraced House
- Three Double Bedrooms
- Well Presented
- Underfloor Heating In Bathroom
- Private Garden
- Close to Winchelsea Road
- Short Walk To Wanstead Flats

A smartly presented, conveniently located, three double bedroom Victorian terrace, with generous through lounge and handsome bedrooms. The open greenery of Wanstead Flats and Maryland Road's transport connections are both within easy reach.

You have the potential to expand and enhance your home even further, as some of your neighbours have done, with the original loft space just waiting for a clever conversion (subject to the usual permissions).

REQUEST A VIEWING
0203 397 2222

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

You'll be astonished by the vast, 440 square foot, dual aspect through lounge, with a sense of separation courtesy of an elegant archway, and a boxed bay window letting in abundant amounts of daylight. The blonde, hardwood flooring runs underfoot in both spaces and adds the finishing touch to this glorious reception room. Move through to the pristine, white, kitchen now, for sleek, glossy cabinets and a centrally positioned, integrated, chef's oven and hob.

At the rear of the property you'll warm your toes on the underfloor heating of the family bathroom, with a shower over the tub and separate WC. From here you also have access to your 385 square foot, private garden that is equally divided between patio and greenery. Upstairs, your three double bedrooms are all tastefully decorated with the principal sleeper basking in heaps of extra light from the two bright wide windows overlooking the front of the property.

Nature lovers will enjoy exploring the expansive, green Wanstead Heath, just over half a mile from your door, and all the way through to Wanstead Flats. After a refreshing stroll, why not stop in at The Rookwood Village gastropub on your way home? Enjoy a hearty brunch or delicious pizza and some hand-pulled cask ale or take part on one of their regular quiz nights and get to know your neighbours.

WHAT ELSE?

- Just twenty minutes on foot (or five by bike) gets you to Maryland station and direct access to London Liverpool Street (eleven minutes) and Tottenham Court Road (seventeen minutes) via the Elizabeth line
- From The Rookwood Village, stretching down to the artisan Wild Goose Bakery at Forest Gate Arches, explore the social hub of Winchelsea Road and its independent shops and eateries.
- Parents will be delighted to know that five of the primary and secondary schools within a mile of your home have been rated 'Outstanding' by Ofsted.



A WORD FROM THE OWNER...

"My husband and I bought this house in June 2004 and over the next few years grew our family. With high ceilings, perfect for bunk beds, lots of space to explore, and a garden to play in - this really has been our ideal family home. With access to multiple children's parks, playgrounds, Wanstead flats, schools and libraries, this location has enriched our family life. Railway and underground stations makes commuting easy and Westfield and the Olympic park are in walking distance. Trumpington Road has a friendly and inclusive community of neighbours."

REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Reception Room
10'9" x 10'10"

Reception Room
14'0" x 10'11"

Reception Room
11'3" x 10'11"

Bedroom
9'0" x 10'11"

Kitchen
8'10" x 12'10"

Bedroom
8'7" x 11'5"

Bathroom
5'2" x 7'10"

Garden
approx. 13'9" x 30'10"



REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM