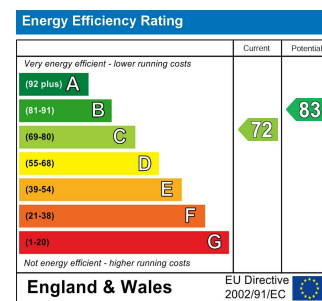




Total Area (Excluding Garage): 110.8 m<sup>2</sup> ... 1192 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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.



## LATIMER ROAD, FOREST GATE

### Offers In Excess Of £725,000 Freehold 4 Bed House



#### Features:

- End of Terrace House
- Four Double Bedrooms
- Large West Facing Private Garden
- Off Street Parking
- Garage
- Offered Chain Free
- Moments to Wanstead Flats
- Close to Forest Gate Station

A substantial and modern four bedroom family end terrace, with private garage and handsomely decked rear garden. You have twin bathrooms, dual receptions and the superb transport links of Forest Gate station just a half mile away on foot.

You also have the vast, endless greenery of Wanstead Flats just a moment away at the end of your road. Once the favoured playground of Tudor kings, this is still the wildest wide open green space for miles around, and an epic spot to have on your doorstep.

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#### IF YOU LIVED HERE

First on your right as you enter is your sleek, smart kitchen, with white and off white cabinets finished with timber handles and matching worktops. A white metro tile splashback contrast with lime green accents and slate grey floor tiling. Next door, artfully distressed engineered hardwood runs underfoot in your through lounge, flowing on into your substantial open plan rear reception.

Coming in at 220 square feet this is a bright and generous space, with patio doors and an oversized window set framing leafy green garden views. Walls are finished in soft powder cream, while step outside for your zero maintenance rear garden. Here a large timber deck descends to a secluded patio, home to twin sheds and a leafy green backdrop. All nicely secluded and barely overlooked, thanks to your end terrace status.

Upstairs now, and your principal bedroom's a solid double of 150 square feet with soft carpet, triple window set, floor to ceiling integrated wardrobes and a fully tiled en suite bathroom with walk in shower cubicle. Bedroom two next door is another double, 125 square feet, while your family bathroom features an oversized

teardrop tub with shower and slate grey vinyl underfoot. Finally, two more double bedrooms overlook the garden, completing the sleeping arrangements.

Outside and, as noted, Forest Gate station is just ten minutes on foot. Here you have the speedy and shiny Elizabeth line ready to whisk you directly to Liverpool Street in thirteen minutes or Tottenham Court Road in eighteen, putting both the City and West End well under a half hour away door to door. Wanstead Park overground is closer still for direct runs to Barking Riverside and the River Thames.

#### WHAT ELSE?

- Parents will be pleased to find five primary and two secondary schools less than twenty minutes on foot, all rated 'Outstanding' by Ofsted. A further eleven are deemed 'Good', and just as close.
- The property is presented chain free, for that all important hassle free move.
- As well as that large driveway you have a private garage, and drivers can be on the North Circular in around ten minutes.



#### A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW  
E7 BRANCH MANAGER

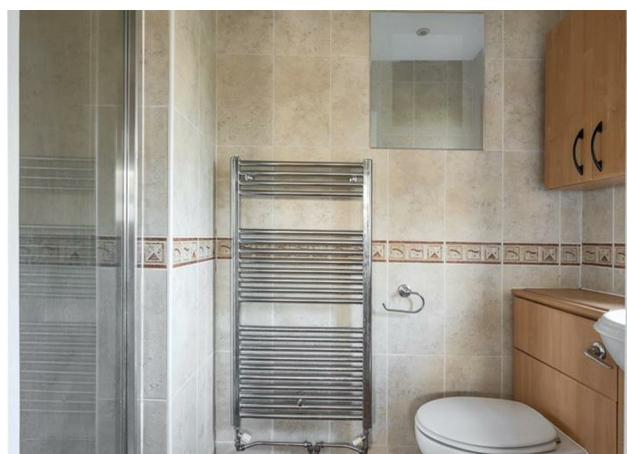
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**Garden**  
23'7" x 26'10"

**Kitchen**  
7'5" x 12'5"

**Reception 1**  
10'9" x 11'6"

**Reception 2**  
20'0" x 10'11"

**Garage**  
8'5" x 17'10"

**Bedroom 1**  
8'4" x 14'9"

**Bedroom 2**  
11'1" x 14'8"

**Bedroom 3**  
9'9" x 10'11"

**Bedroom 4**  
9'9" x 10'11"



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