

Reception Room
24'8" x 12'8"

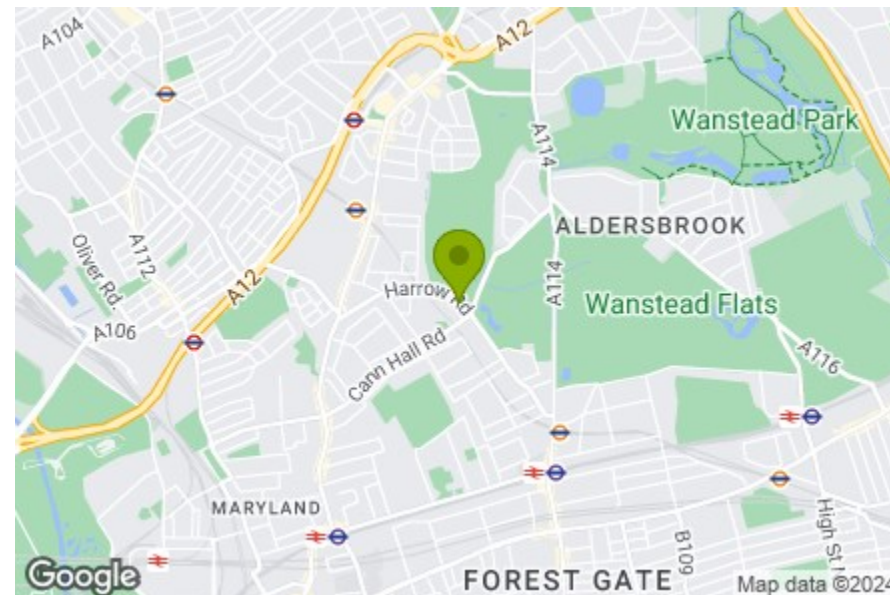
Kitchen / Diner
22'2" x 6'1"

Bedroom
12'6" x 11'0"

Bedroom
10'9" x 7'1"

Shower Room
8'4" x 6'7"

Garden
24'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

HARROW ROAD, WANSTEAD

Offers In Excess Of £660,000 Freehold 2 Bed House



Features:

- Victorian Terraced House
- Two Bedrooms
- Views over Wanstead Flats
- South West facing garden
- Freehold
- Extended Kitchen
- Good Decorative Order

A beautifully presented, two bedroom, Victorian terrace, in a leafy residential area overlooking Wanstead Flats. Arranged over two floors with a stylish bathroom, private South West facing garden and substantially extended to the rear.

Forest Gate station is less than a mile on foot, for the swift Elizabeth line and door to door trips to Liverpool Street of just thirty minutes. Even closer is Wanstead Park overground station - just two stops to Walthamstow Queen's Road and three to Blackhorse Road.

REQUEST A VIEWING
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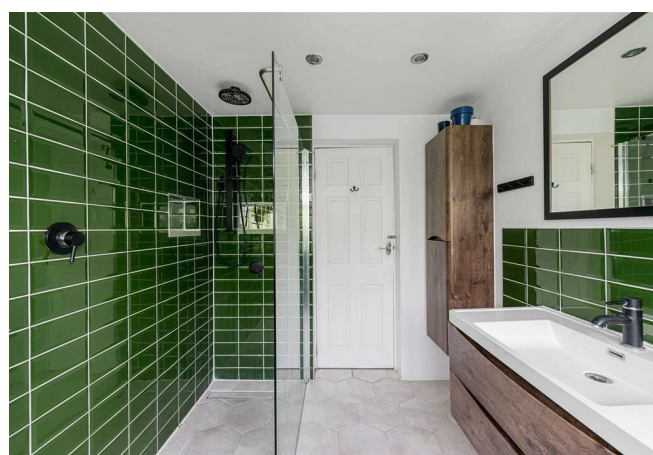
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IF YOU LIVED HERE...

Stepping through your porch you'll enter your 310 square foot reception room, with a dual aspect, bright box window and immaculate timber flooring. To the rear, French doors open onto the garden, and it's also laid open to your lengthy, kitchen. In here, monochrome geometric flooring complements the smooth grey countertops, pristine white splashbacks and leads your through to the extension, currently in use as a home office. There's also alternative access to your tranquil, lush, South West facing garden. Perfect for making the most of warm summer evenings.

Upstairs you'll find your, 135 square foot, principal bedroom has beautiful smooth timber flooring, bathed in natural light from a wide, wall spanning window with treetop views. Your second sleeper overlooks the garden and has the same gorgeous wooden floorboards. The real gem on this floor is your large, luxurious, bathroom. A decadent affair, with floor to ceiling, glossy forest green tilework, an enormous stroll in rainfall shower, sturdy oak cabinets, heated towel rail and pale, hexagonal floor tiles.

The open, expansive grasslands of Wanstead Flats are literally on your

doorstep, perfect for long walks and exhilarating bike rides. Wander down to see the swans on Jubilee Pond or head North to ancient Bushwood. For weekend and evening entertainment, the Pretty Decent Beer Company's Forest Gate Taproom is a good place to start - you can sip your artisan ale knowing that a percentage of the proceeds will be donated to good causes. From here, we'd recommend exploring Winchelsea Road, where you'll find fine wines and a fantastic atmosphere at Joyau, or speciality coffee, delicious pastries and freshly baked sourdough loaves at the Wild Goose Bakery.

WHAT ELSE?

- Recently opened and just around the corner, Tamping Grounds coffee house is quickly proving to be a new firm favourite for residents of Leytonstone and Forest Gate.
- Your new local will be The Rookwood Village, also just moments from your door. This friendly gastropub has an impressive menu of hearty handmade pizzas, juicy burgers and hand-battered fish and chips.
- Just a ten minute stroll away, High Road Leytonstone is also worth a visit. Here you'll find independent taprooms, authentic Italian food at Bocca Bocca and you can restock all your home supplies of craft ales and organic produce at Stone Mini Market.



A WORD FROM THE OWNER...

"We love the welcoming and cosy feels of the house. It gets sunlight at nearly all parts of the day, which is great for plants. Enjoying the view of the trees from the main bedroom is one of the things the sold it to us in the first place, and having a shower when the sun streams in feels very special. Having so much open space on the doorstep is a real treat. There are so many great walks in the area and it's never gets boring with the changing seasons. The area has so many amenities nearby, great pubs with good food, the farmers market round the corner on a Sunday as well as the convenience of the Elizabeth line from Forest Gate. We hope you'll love this house, and the area as much as we do."

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