

## SIDNEY ROAD, FOREST GATE

### Offers In Excess Of £950,000 Freehold

### 3 Bed House - End Terrace



#### Features:

- Victorian End Terrace House
- Freehold
- Three Bedrooms
- Garage
- Extended Kitchen Diner
- Cellar
- Side Access
- Chain Free
- Potential to Extend STP

An ingeniously developed, three bedroom Victorian end terrace, with an artfully extended kitchen/diner and lush rear garden backing onto the boundless greenery of Wanstead Flats. Forest Gate Elizabeth Line station is just a half mile on foot.

Adding to your already impressive square footage you have a double garage and substantial cellar, ideal for storage or further development.

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...

Step past that handsome frontage for your 250 square foot through lounge, with the high ceilings and ornate vintage features of the period. It's all dual aspect and naturally bright, with that bay window to the front, patio doors to the rear and blonde hardwood flooring underfoot in between. Next door your similarly sized kitchen/diner gleams in seamless white cabinetry and glossy grey floor tiling, the original rear bay flowing seamlessly into your gloriously bright conservatory, framing impressive garden views.

Out here, zero maintenance patio stretches away between thriving greenery, beds, pots and planters, ending in that large double garage, with nothing beyond but the endless greenery of Wanstead Flats. Back inside and upstairs, your sumptuous landing's brimming with artful vintage touches and all three bedrooms are substantial doubles with bay windows front and back, soft carpets and characterful colour schemes. Finally your family bathroom is fully tiled in glossy sandstone, with a walk in rainfall shower.

Outside and you can stroll down the side of your new home to be loose among the endless greenery of Wanstead Flats in barely a moment. Once the favoured playground of Tudor Kings & Queens, this is still some of the wildest, wide open greenery for miles around. You'll forget you're in London. But the city's never far away, Forest Gate station is just a half mile on foot for direct thirteen minute connections to Liverpool Street. Heading to the West End? Tottenham Court Road is just six minutes further.

#### WHAT ELSE?

- Winchelsea Road, a local social hub at the heart of an evolving range of independent bars, gastropubs and restaurants, is just five minutes away. Enjoy everything from fine wines at Joyau to delicious pastries at Wild Goose Bakery.
- With your loft space so far unexplored you could potentially add your own whole new storey, as your neighbours have done (subject to the usual permissions) making this a home to meet your needs for years to come.
- Parents will be pleased to find sixteen primary/secondary schools, all rated 'Outstanding' or 'Good' by Ofsted, and all less than twenty minutes' walk. The 'Outstanding' Forest Gate Community School is less than half a mile on foot.



#### 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

REQUEST A VIEWING  
0203 397 2222

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM

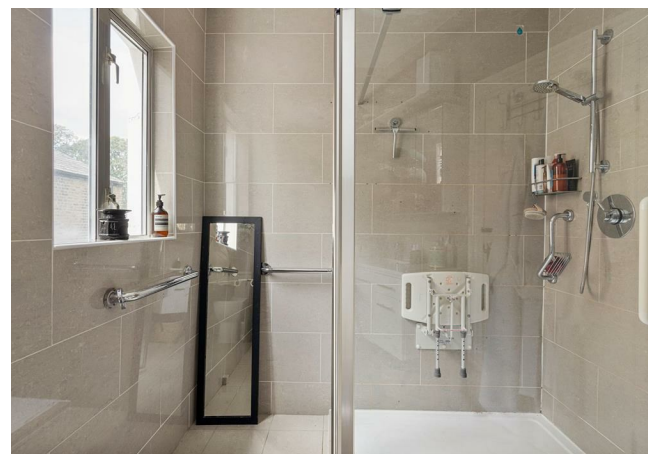
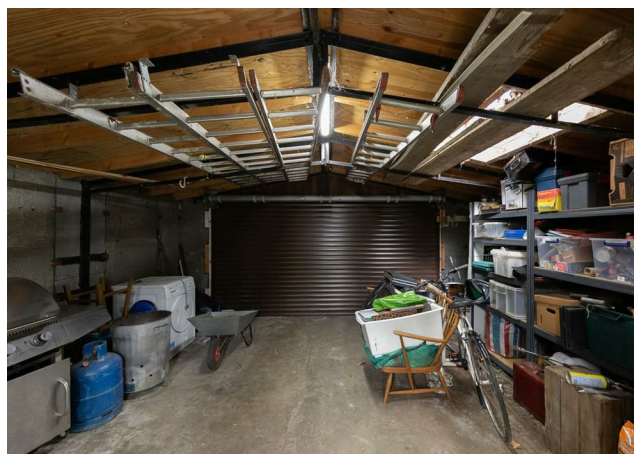




REQUEST A VIEWING  
0203 397 2222

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM





**Reception Room**  
24'8" x 11'5"

**Shower Room**  
9'0" x 6'7"

**Kitchen/Dining Room**  
22'6" x 9'11"

**Bedroom**  
13'1" x 10'0"

**WC**

**Cellar**  
21'7" x 7'0"

**Conservatory**  
11'5" x 7'3"

**Double garage**  
16'0" x 15'10"

**Bedroom**  
15'10" x 13'1"

**Garden**  
65'7"

**Bedroom**  
10'11" x 10'0"



REQUEST A VIEWING  
0203 397 2222

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM