

Total Area: 52.6 m² ... 566 ft²
All measurements are approximate and for display purposes only.

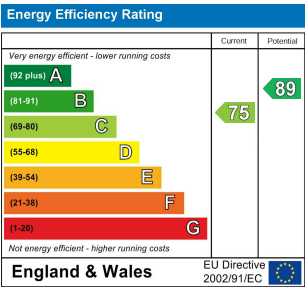
Reception Room
14'5" x 11'0"

Kitchen / Diner
11'0" x 10'11"

Bedroom
9'11" x 7'8"

Bedroom
10'11" x 8'8"

Garden
36'1"



MAGPIE CLOSE, FOREST GATE
Offers In Excess Of £475,000 Freehold
2 Bed House



Features:

- Terraced House
- Driveway
- Close to Forest Gate Station
- Two Double Bedrooms
- Good Decorative Order
- Freehold
- Close to Forest Lane Park

A charming two double bedroom terraced house in a great spot close to Forest Gate Station and Forest Lane Park. This attractive house is beautifully presented, allowing you to move in and immediately feel settled. As well as a private rear garden, you also have a much coveted direway here. You are moving into a thriving neighbourhood, with the community created 'The UP Garden' a very short walk away, and you're within easy reach of the super cool Winchelsea Road.

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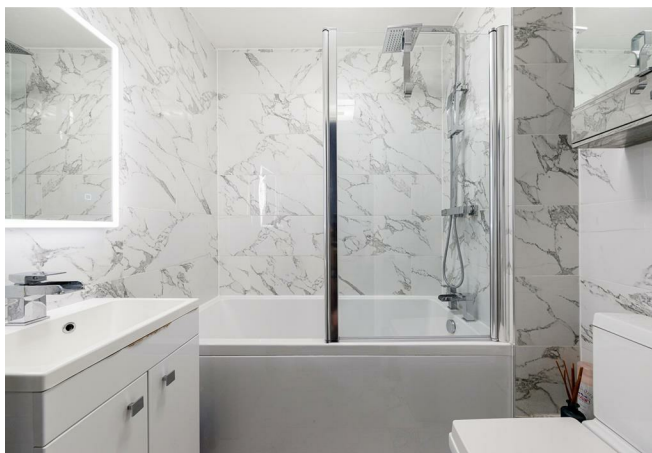
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IF YOU LIVED HERE...

You will love coming home to this lovely home; on the ground floor you have a brilliantly sized lounge, with an open staircase leading to the first floor. Elegant pale wood flooring sits underfoot, and decor is neutral and fresh. This room leads to your open plan kitchen diner, a really smart space with an expertly appointed kitchen and ample space for a family dining table. You will love the sleek white kitchen units with marble style countertops and splashback. This room is particularly bright, with a duo of windows and a door out to the private garden. This perfectly low maintenance outdoor space is paved, perfect for alfresco dining and entertaining.

Back inside, and up to your two double bedrooms. You have some handy built-in storage in the bedroom to the front aspect, the room to the rear is lovely and serene overlooking the garden. Your bathroom is also up here, a classy affair with more of that marble style tiling, vanity sink, large tub with waterfall shower overhead.

As mentioned, you are located tantalisingly close to Forest Gate Arches and Winchelsea Rd, with world class cuisine at your fingertips. Wild Goose Bakery is co-run by a chef who worked under Mark Hix and offers a range of South African inspired goods. Pretty Decent Taproom is the place to be for locally brewed pints, with an impressive range of alcohol free as well as the usual pale ales and lagers, or head to The Holly Tree on the fringe of Wanstead Flats for one of their legendary Sunday roasts.

WHAT ELSE?

- You're also a mile away from Wanstead Flats, a local beauty spot and an excellent green space for picnics and people watching. They also have a weekly ParkRun here to help you hit your weekly fitness goals.
- Forest Gate Station is on the speedy Elizabeth Line, the newest and fastest line on the Underground network, speeding you into Central London, Paddington and out to Heathrow.
- You have great school options locally, including the Ofsted 'Good' St James CofE school on your doorstep. The University of East London is also close by.



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 meet friends for a drink at Burgess & Hall Wines (Roz and Paul there really know their grapes!). 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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