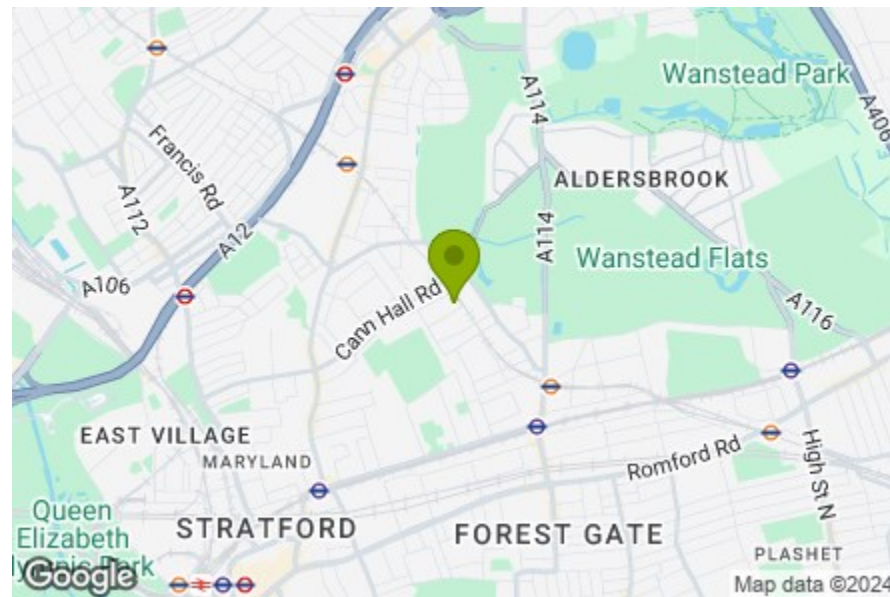


Total Area: 69.8 m² ... 752 ft²
All measurements are approximate and for display purposes only.

- Reception Room
- Reception Room
12'0" x 9'8"
- Dining Room
12'11" x 8'8"
- Kitchen
11'5" x 8'6"
- Bedroom
12'10" x 10'3"
- Bedroom
12'10" x 8'11"
- Garden
24'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TRUMPINGTON ROAD, FOREST GATE Offers In Excess Of £550,000 Freehold 2 Bed House



Features:

- Two Bedroom Terrace House
- Private Garden
- Well Presented
- Close To Winchelsea Road
- Short Walk To Wanstead Flats

Charming and beautifully presented two bedroom house in a prime spot moments from Winchelsea Road and Wanstead Flats. This lovely home, on a tree lined and quiet residential turning, is dotted with original features, and has a bright and spacious open-plan kitchen diner that you're sure to love that overlooks a private and secluded rear garden.

With some of the area's most popular eateries on your doorstep, this is the perfect location to explore this buzzing pocket of East London.

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

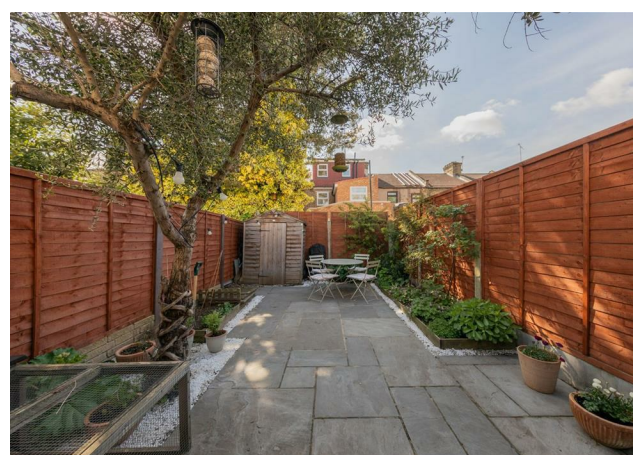
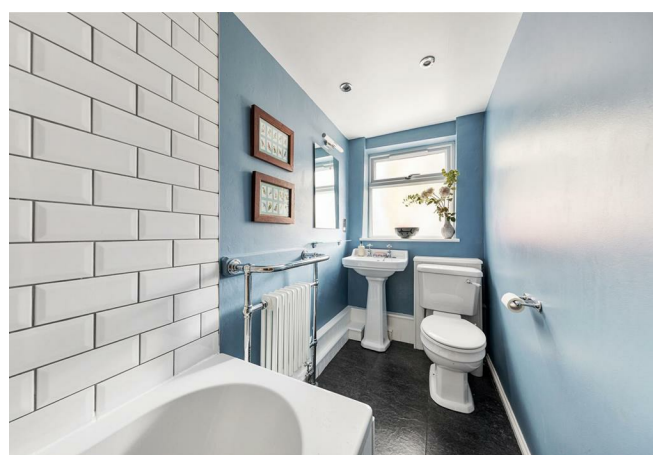
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IF YOU LIVED HERE...

Walk down your original Victorian path and through your Pantone mint door into your new home. Your front reception room is a cosy affair, with snugly carpets, a bright bay window and gorgeous original cast iron fireplace. Next up you have what is sure to be the heart of this house, the gorgeous open-plan kitchen and dining room. With wooden flooring sweeping underfoot and another original cast iron fireplace in the dining room, the stylish kitchen units are arranged galley style and large windows flank the door that leads out to your private garden. Low maintenance in design, this paved space has bursts of luscious green from mature flower beds, and is enclosed with tall fences to ensure privacy. You also find your family bathroom downstairs, styled to perfection with metro tiling, a burst of blue on the walls and a sparkling suite. Upstairs you have two large double bedrooms. The colour palette is neutral and fresh enhancing the sense of space, these rooms are perfectly sized for a growing family.

Out and about and the ever buzzy Winchelsea Road is moments from your door, with a handful of independent eateries positioned in the ultra cool setting of the old railway arches, this has become a real 'destination'. Look out for The

Pretty Decent Beer, Wild Goose Bakery and Wanstead Kitchen. For local green space, the extensive Wanstead Flats are literally on your doorstep. From here you can meander to Wanstead Park.

What Else?

- For hitting your fitness goals, why not join the weekly parkrun in Wanstead Flats? This social weekly 5k is open to all abilities, and is a great way to meet like minded neighbours.
- You're ideally located for a number of transport options being a short 15 minute walk from both Wanstead Park and Forest Gate stations. You can pick up the new Elizabeth Line from Forest Gate, perfect for commuters this line takes you to the West End via Stratford in a swift 20 minutes. Wanstead Park is part of the overground network, ride the one stop to Barking for quick access to Essex beauty spots and the seaside.
- You're also super close to neighbouring Leytonstone, which has also become a destination for foodies thanks to Singburi and Homies on Donkeys which we highly recommend you check out!



A WORD FROM THE OWNER...

"Welcome to the neighbourhood! Me and my husband bought this house June 2004/2005, we welcomed our 2 children in our family, later we had one more child. This house has been perfect for us and we have had plenty space. High ceilings made bunkbeds possible. There is still plenty to expand and this house has so much potential. We felt that this house worked and served us well. We made lots of memories and have had great times and celebrations. We have lots of schools around and little parks for children to play. Wanstead flats has park run every Saturday morning and many of football leagues on Sundays. It has been great to enjoy this area the past 2 decades. Connections are incredible! Central line stations all are close walking distance, railways, overground and buses. Westfield and Olympic park are both within walking distance. We are truly spoiled with the opportunities. We have cafes, corner shops, pubs, places of worship, great walks and plenty of green areas, bluebells at spring, hospitals, railways, Westfield, Olympic Park, skate parks and tennis courts and golf. The neighbours are friendly and if you have questions they are ever so helpful."

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