

AVENUE ROAD, FOREST GATE

Offers In Excess Of £685,000 Freehold

3 Bed House



Features:

- Three Bedroom Townhouse
- Lower Floor Kitchen Diner with Double Height Windows
- Bright Through Reception
- Set Over Four Floors
- Original Wooden Floors
- Marble Fireplace
- Private Rear Garden
- Moments to Forest Gate and Wanstead Park Stations
- Close To Wanstead Flats

Perfectly placed on a residential street a short stroll from the Wanstead Flats, this three-bedroom townhouse has been lovingly restored with an effortless balance of modern convenience and traditional charm.

Unfolding over four floors, highlights inside include the bright open kitchen/diner with double height windows, the spacious through-reception and the two bathrooms - not to mention all the original features throughout, while outside you have a luscious west-facing garden.

It's all just a few minutes from the excellent amenities of Forest Gate and the historical greenery of Wanstead Flats, while central London is easily accessible thanks to the Elizabeth line, which you can reach in five mins from the front door.

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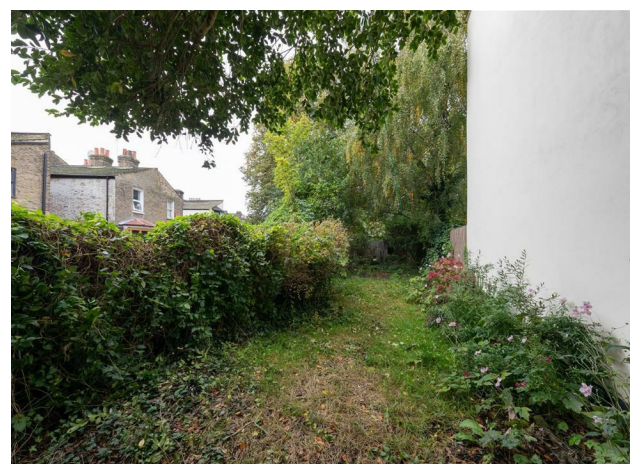
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IF YOU LIVED HERE...

You'll appreciate the appealing facade of your home, especially with its charming front door. Once inside, you'll find your rustic-style kitchen/diner, gorgeously bright thanks to the vast amount of light being let in via the mezzanine-style flooring arrangement, creating an epic area with double height windows. This ambiance continues on the upper ground floor, where your through-reception exudes a traditional charm. The original floorboards have been beautifully restored and the marble fireplace surround is a stunning focal point. The shelving on either side of the chimney breast adds practical convenience as well.

Up on the first floor, you have your master bedroom, complete with two windows, immaculate decor, in-built storage and an ensuite. There's also a spacious family bathroom on this floor, with more vintage-style fittings and an over-tub shower (you have a walk-in in the ensuite).

Back on the lower ground floor you can access your south-facing garden, which is bursting with mature foliage, bringing a great sense of seclusion.

When you're ready to step out of your cozy home, you'll discover some great amenities just around the corner. Start with a stroll to Wanstead Flats (Henry

Vill's favoured hunting ground), which is ideal for dog-walkers, fitness fans and picnickers. Hungry? Head to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches - about 15 mins on foot. Look out for Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Joyau Wine.

In the other direction, you'll come across the Golden Fleece, a traditional pub with a beer garden, well-stocked menu and a great selection of locally brewed ales. There are plenty more options too, so you'll have a great time exploring and choosing your favourites.

WHAT ELSE?

- Forest Gate station is around five minutes on foot, where you can use the Crossrail to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins. Wanstead Park is the same distance for the Overground. Drivers have easy access to the M25 and North Circular.

- Parents will be pleased to know you have a wide choice of great primary and secondary school less than a mile away on foot.

-You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short four minute hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).



A WORD FROM THE OWNER...

"Charming victorian terraced house with sunny rear garden. 5 minute walk to local shops Elizabeth Line for quick access to London and to the wide open spaces of Wanstead Flats (part of Epping Forest). Friendly neighbours. It is the perfect home for a family or couple, offering the opportunity for a new owner to put their own stamp on the property."

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Dinning Room
14'4" x 12'10"

Ensuite
7'1" x 4'9"

Kitchen
11'0" x 10'8"

Bathroom
9'3" x 6'6"

Reception Room
20'2" x 10'3"

Bedroom
11'2" x 9'3"

Garden
9'10"

Bedroom
14'11" x 9'7"

Bedroom
15'5" x 11'8"



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