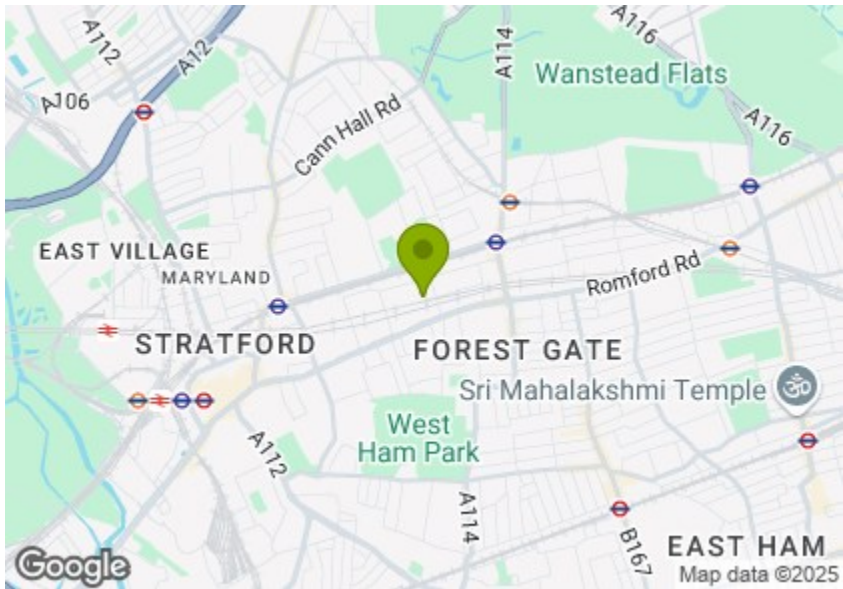


CLOVA ROAD, FOREST GATE

Offers In Excess Of £1,400,000 Freehold
5 Bed House - Semi-Detached



Features:

- Victorian Semi Detached House
- Five Bedrooms, Five Bathrooms
- Large Open Plan Kitchen and Reception
- Reception with Marble Fireplace Surround
- Converted Loft
- Cellar and Off Street Parking for at Least Two Cars
- Large Private Garden
- Moments to Forest Gate Station
- A Short Walk to Wanstead Flats
- Large WWII Bunker to the Garden

An immaculate and majestic, five bedroom, five bathroom Victorian semi detached family home, with open plan ground floor living, a stylish loft suite and large rear garden. All just minutes from beautiful parks and vibrant social hotspots.

Your City commute could take as little as twenty minutes door to door from nearby Forest Gate station, where the swift Elizabeth line connects you directly with Liverpool Street in thirteen minutes, Stratford in five and Heathrow Airport in fifty four.

REQUEST A VIEWING
0203 397 2222

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IF YOU LIVED HERE...

Step inside through the grand entrance hall you'll find the palatial, 280 square foot front reception to your left. From the ornate chandelier, to the regal drapery and marble mantelpiece, everything brims with elegance and Victorian charm. Cross the hallway, passing the cellar, and you'll find your immense, 1230 square foot, open plan kitchen, dining and epic second living room. The entire space is floored with immaculate oversized cream tilework, decorated in soft neutral tones accented by chandeliers and glossy finishes.

The kitchen features a central chef's island, sleek stainless steel integrated appliances and rows of smooth, curvaceous cabinets. There's also a stylish rainfall shower room with a modern white suite tucked away down here. Double patio doors open up the dining area to your substantial rear garden, where patio leads to a garden shed and allotment. Back inside on your first floor, you'll find two handsome double bedrooms overlooking the garden, both with stylish en suites. Your third double bedroom also has peaceful garden views, while your 285 square foot fourth double sits to the front of your home.

All four sleepers are elegantly decorated in tasteful neutral tones, with ornate chandeliers and ceiling roses. A contemporary family bathroom completes the first floor, with a wide vessel sink and chrome fixtures and fittings. Heading up to the second floor, you'll find a spacious loft conversion with a 265 square foot bedroom, naturally bright courtesy of a skylight and wide window with garden and rooftop views.

There's extra storage space in the eaves and, next door, you'll find stylish bathroom number five, with another luminous skylight, modern white suite and a walk in shower.

Step out your front door and an easy ten minute stroll will bring you to Forest Lane Park, a delightful city oasis with a playground, lake, dipping pond and outdoor gym. Ten minutes on foot in the opposite direction brings you to West Ham Park, where you'll find tennis courts and ornamental gardens. Romford Road, Forest Lane, The Grove and Woodgrange Road are also within minutes of your front door, all offering a great selection of delicatessen shopping, wine bars, restaurants pubs, coffee shops and many other useful amenities. We'd particularly recommend a visit to Tripti's Thai Pie, a relaxed, welcoming cafe.

WHAT ELSE?

- Of the twenty three primary and secondary schools within a mile of your home, nine achieved an 'Outstanding' rating in their latest Ofsted inspection.
- Your new local will be the Forest Tavern, a family friendly gastropub near the station offering a tasty traditional menu, Sunday roasts, regular quizzes and live music nights.
- Stratford's famous Westfield Shopping Centre is just a half hour stroll, for unlimited shopping and leisure opportunities.



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

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Reception Room
19'2" x 14'10"

Kitchen / Reception Room
41'6" x 29'9"

Entrance Hall
17'2" x 13'5"

WC

Garden
98'5"

Bedroom
20'9" x 8'2"

Ensuite
7'1" x 4'3"

Bedroom
16'11" x 7'11"

Ensuite
7'8" x 4'7"



Bedroom
13'10" x 12'10"

Landing
16'0" x 14'7"

Bathroom
9'10" x 5'8"

Bedroom
19'4" x 14'10"

Bedroom
20'11" x 12'10"

Shower Room
6'5" x 6'5"

Boiler Room
10'1" x 7'4"

Eaves Storage

Cellar
9'8" x 5'3"

Cellar



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