



SOUTH ESK ROAD, FOREST GATE  
Guide Price £685,000 Freehold  
4 Bed House - Mid Terrace



Features:

- Four Bedroom Freehold House
- Large Kitchen Diner
- Seperate Reception Room
- Two Bathrooms
- Large Basement
- Landscaped Garden with Patio and Decked Area
- Great Transport Links inc the Elizabeth line

An immaculately presented four bedroom, two bathroom family home. Arranged over three floors, with a spacious kitchen diner, large basement and south facing landscaped garden, all within easy reach of Forest Gate, West Ham Park and Plashet Park.

Forest Gate station is less than a mile away on foot. Here you'll find swift Elizabeth line services to London Liverpool Street in thirteen minutes and Heathrow Airport in fifty four.

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### IF YOU LIVED HERE...

Your stylish, 180 square foot reception room is floored with blonde timber and illuminated by a bay window. Mosaic floor tiles in the entrance hall lead along to a huge, 330 square foot, open plan kitchen diner, where a kitchen island, smooth cream cabinets and glossy white tiled splashbacks give way to a deep, Belfast sink with peaceful garden views. Your family bathroom is to the rear, decorated in neutral tones with a handset mixer shower over the L shaped bathtub. Downstairs the spacious, 245 square foot basement is partially partitioned and ideal for turning to all manner of uses; a gym, utility room, storage or even all three at once. It's currently in use as a home cinema and utility room.

Step out for your beautiful, South facing landscaped rear garden, with two outdoor relaxation areas; a slate paved patio and a handsome raised deck, separated by a stretch of lush lawn and mature foliage. Up on the first floor you'll find four bedrooms, all with lovingly restored timber floorboards underfoot. The principal features another wide, bright bay window and the second double bedroom comes with its own dressing room. In the centre of the landing you have another sophisticated family bathroom with a modern white suite, chrome heated towel rail and a refreshing, stroll in shower.

You're never far from lush, greenery, with Plashet Park only ten minutes away on foot and West Ham Park just fifteen. As well as the usual sports and playground facilities, Plashet Park is also home to a delightful ornamental garden. Over at West Ham Park there are a number of public sports facilities, including an outdoor gym, and a large, well equipped children's playground for the younger members of your family to enjoy. For date night, treat yourselves to a mouth watering steak at Elvet Steakhouse on Romford Road, followed by one of their exquisite desserts or signature mocktails.

### WHAT ELSE?

- As substantial as this home already is, with the loft space so far unexplored there's scope for you to follow your neighbours' lead and, expand still further. Perhaps even adding your own whole new storey (subject to the usual permissions).
- On nearby Green Street you'll find plenty of shops and family friendly restaurants, making it easy to shop local and providing weekend dining out options for the whole family.
- You'll have an abundance of choice in education, with thirty eight primary and secondary schools within a mile of your new home. Half of them less than half a mile away.



### 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**  
14'5" x 12'9"
- Kitchen / Reception Room**  
20'2" x 16'8"
- Bathroom**  
6'10" x 4'9"
- Shower Room**
- Bedroom**  
14'2" x 11'2"
- Bedroom**  
11'7" x 5'8"
- Bedroom**  
10'9" x 9'6"
- Dressing Room**  
7'6" x 6'1"
- Cinema Room**  
11'5" x 11'1"
- Storage**
- Utility Room**  
11'6" x 11'1"
- Storage**
- Garden**  
49'2"



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