



STATION ROAD, FOREST GATE

Offers In Excess Of £825,000 Freehold

3 Bed House - End Terrace

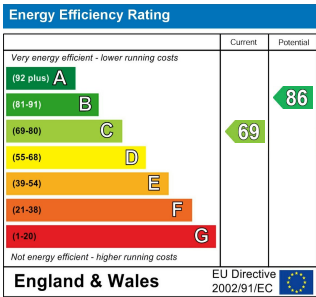
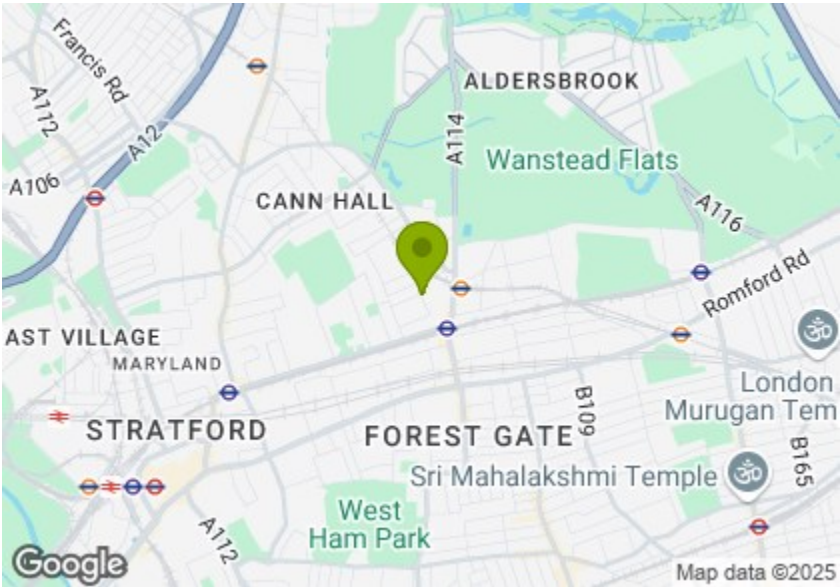


Features:

- Three Bedroom End Of Terrace House
- Stylish Interior
- Two Receptions
- Garage
- Extended Kitchen Diner With Exposed Brick
- Modern Bathroom With Separate Bath And Walk In Shower
- Dual Aspect Windows To Master Bedroom
- Sash Windows
- Short Walk To Forest Gate Station
- Close To Wanstead Flats

Positioned just five minutes from the sprawling nature of Wanstead Flats, this three-bedroom end-of-terrace home has been masterfully restored, resulting in a bright and harmonious space that balances all the needs of modern living while celebrating the beauty of the period it was designed. As well as the west-facing garden and garage outside, it benefits from an extended kitchen/diner, double-reception, downstairs WC, stunning first floor bathroom and basement amongst its interior highlights.

It's all just a few minutes from the wonderful amenities of Forest Gate too, while central London is easily accessible thanks to the Elizabeth line, which can get you to the West End in a speedy 20 minutes.



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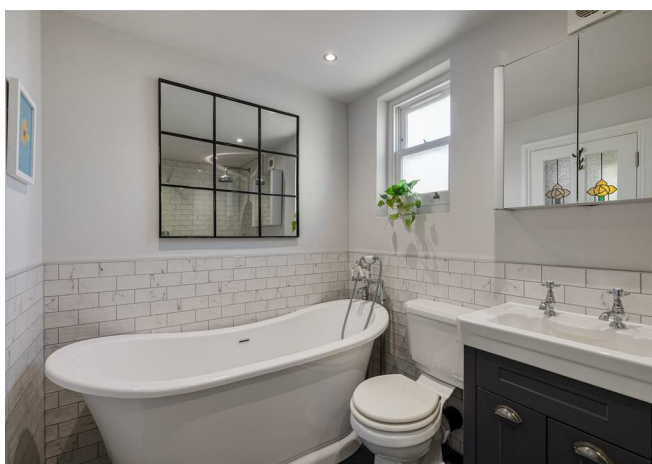
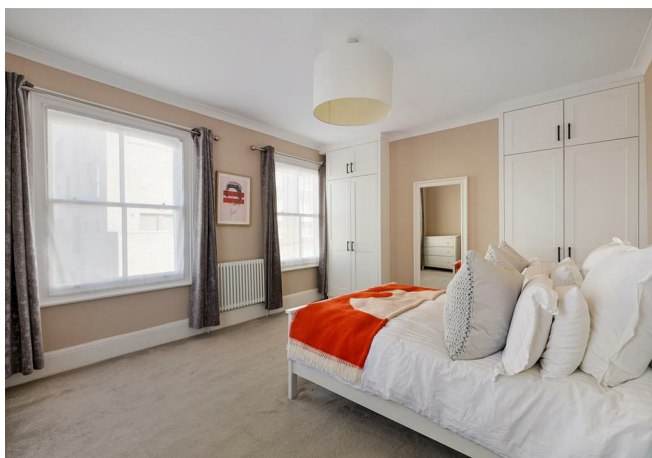
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IF YOU LIVE HERE...

Beyond that charming frontage, you'll find an impressive home with a wonderful balance of traditional features and stylish architectural updates packed into its 1351 square feet.

The spacious double-reception room has been beautifully designed, with its sash windows, bespoke carpentry, immaculate decor and gorgeous twin fire hearths. Thanks to the traditional double doors it can all be gloriously open plan or transferred into two rooms, making it a brilliantly versatile space for families.

At the rear, your dine-in kitchen is glorious, with touches such as the butler basin, marble-style worktops and inky units contrasting wonderfully with central island, pendant lighting, exposed brickwork and double oven. The beautifully tiled floor extends seamlessly via the bi-fold doors onto the glorious west-facing patio. You'll love relaxing here and taking in the view of the rich foliage and lush lawn, which is surrounded by a charming combination of brick and fencing. Your private garage will be hugely convenient however you use it, while also making an excellent backdrop.

On the first floor you'll find three stylish bedrooms, with more of those thoughtful touches such as sash windows, custom carpentry and columns

radiators. The master is dual aspect - a real rarity, but the wallpapered ceiling at the rear might be your favourite touch. There's also a show-stopping family-bathroom with both a large freestanding tub and a walk-in shower, as well as a vanity basin unit. Don't forget that you have a WC on the ground floor too, plus all that storage place, including the cellar.

As for beyond your smart development, Winchelsea Road is a short hop on foot and has a winning selection of drinking and dining spots, including Pretty Decent Beer Company Tap Room, Joyau wine bar, The Rookwood Village and Wild Goose Bakery. After all that eating, you might fancy a stroll around Wanstead Flats. Once the favoured hunting grounds of Henry VIII, it's just as popular today, albeit as a space for more traditional pursuits, such as jogging, dog walking and general chilling.

WHAT ELSE?

- Forest Gate station is five minutes on foot, where you can use the Elizabeth line to get directly to Liverpool Street in about 15 mins or Tottenham Court Road in 20 mins. Wanstead Park is even nearer for the Suffragette Overground line.
- Drivers have easy access to the M25 and North Circular.
- 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 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
12'6" x 13'0"

Reception Room
10'8" x 11'5"

Kitchen / Diner
15'5" x 20'1"

WC
2'5" x 5'9"

Bathroom
6'1" x 9'1"

Bedroom
16'9" x 13'1"

Bedroom
10'9" x 11'6"

Bedroom
9'6" x 7'3"

Basement / Utility
16'3" x 11'4"

Garden
17'8" x 28'2"

Garage
16'4" x 9'8"



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