

## KINGSLEY ROAD, FOREST GATE

Offers In Excess Of £695,000 Freehold

### 3 Bed House - Semi-Detached



#### Features:

- Three Bedroom New Build House
- Large Open Plan Kitchen and Reception
- Stylish Kitchen
- Large Principal Bedroom to the top Floor
- Balcony
- South Facing Garden
- Chain Free
- Moments From West Ham Park
- Great Transport Links

A vastly spacious and strikingly appointed three bedroom semi detached home, arranged over three storeys with immaculate rear garden and an epic, entirely open plan ground floor. Outside, it's just a short stroll to Forest Gate station.

The wide open greenery of West Ham Park, home to ornamental gardens, cafes, courts and playgrounds, is just two minutes round the corner. Great for blowing away cobwebs, hitting fitness goals or just losing yourself in nature.

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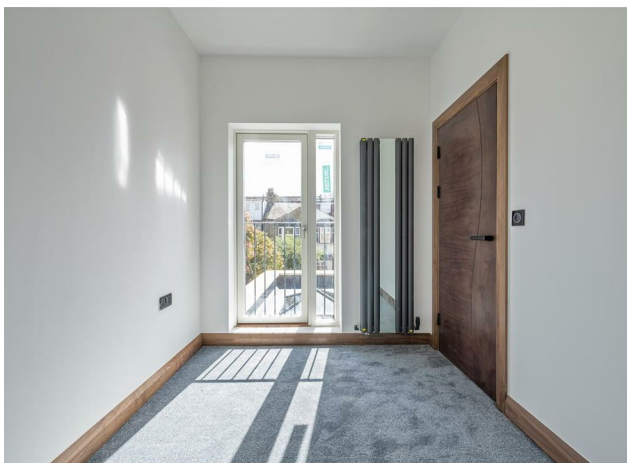
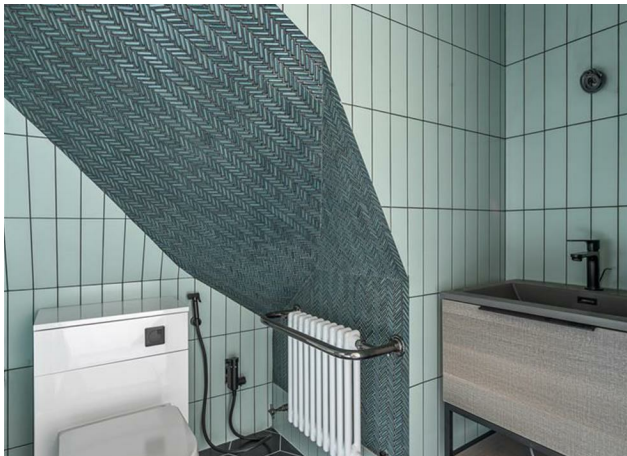
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IF YOU LIVED HERE...

The undisputed star of your new home will be your forty-one foot deep, immaculately appointed utterly open plan lounge, kitchen and diner. Coming in at around 500 square feet, dual aspect and skylit, with smoky grey engineered hardwood running underfoot throughout, this is an impeccably finished, beautifully bright affair. Your kitchen sits to the front, handsomely decked out in royal blue cabinetry topped with marbled counters and splash-backs. To the rear, bi-folding floor to ceiling doors open up to the garden.

Out here a broad patio gives way a generous length of zero-maintenance Trulawn, surrounded by woodchip beds and timber fencing. Head up your plushly carpeted stairs, with glazed balustrades on the landing, and your first two sleepers are just as sumptuous, with a Juliet balcony to the front and tower radiators to the rear. Your family bathroom's a strikingly tiled affair with rainfall shower and onyx fittings. Finally, your loft is home to a 150 square foot bedroom with balcony, and your second bathroom, beautifully finished in vertical jade letterboxes and slate grey hexagons.

Outside and it's around a fifteen minute walk to Forest Gate station, where the new Elizabeth Line will whisk you directly to Liverpool Street in around thirteen minutes, and Tottenham Court Road in eighteen. So just step out your front door and you can be in the City and West End in around half an hour. Or if you're staying local, you have our social hub of Winchelsea Road just around the corner, home to the delightful Wild Goose Bakery, The Holly Tree gastropub, Wanstead Kitchen restaurant and more.

WHAT ELSE?

- You have an impressive sixteen 'Outstanding' rated primary/secondary schools, all less than a mile away on foot. The 'Outstanding' Elmhurst Primary and St Bonaventure's RC secondary are both just five minutes' walk.
- The property is offered chain free, for that all important, speedy hassle free move.
- For the tube, both Upton Park and Plaistow stations are around a fifteen minute walk or five minute cycle, for the Hammersmith & City and District lines.



A WORD FROM THE OWNER....

"Being brand new, built in April 2023, this semi detached house has a high quality finish including MOBALPA Kitchen finished with DEKTON worktops, underfloor heating, Designer lighting, Duravit/Hansgrohe bathroom fittings, top quality timber/aluminium Velfac triple glazed Windows and doors (Danish Made) and finished with yellow handmade bricks.

We hope that this house will become a great home for someone who appreciates its space and abundant light as well as its great location in a street full of lovely and warm-hearted neighbours. Only a short walk away from the beautiful West Ham Park (great for walks, exercise, tennis & picnics), close to plenty of amenities such as post offices, pharmacies, corner shops and restaurants, near excellent primary & secondary schools and with great public transport & road links into central London and only a short drive (or bus ride) from Westfield, the Olympic Village and Stratford's Theatre Royal this house couldn't be better located for anyone who appreciates easy access to all that London's East End has to offer, while enjoying life in a street that is usually (and especially) at night extremely quiet."

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**Kitchen/ Lounge/ Dining Room**

12'5" x 41'3"

**WC**

**Bedroom**

13'0" x 10'4"

**Bathroom**

7'4" x 3'5"

**Bedroom**

7'3" x 10'4"

**Bedroom**

11'6" x 12'11"

**Bathroom**

5'6" x 7'11"

**Garden**

30'0" x 14'5"



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