

TYLNEY ROAD, FOREST GATE

Offers In Excess Of £800,000 Freehold
3 Bed House - Terraced



Features:

- Victorian Terrace House
- Forest Gate Village
- Close to Wanstead Flats
- Recently Renovated
- Potential to extend STP
- Three Double Bedrooms
- Private Garden
- Utility Room
- Close to Forest Gate Underground Station

Full of character and clever design, this beautifully updated three-bedroom Victorian terrace gives you space to settle right in—and the option to dream a little bigger down the line (STPP). With 1,057 sq ft of thoughtfully arranged living space, there's plenty of room to live, relax, and entertain. Highlights include a generous double reception, a handy utility area, and a private garden. It's set in a lovely pocket of East London too—just a short wander from the open greenery of Wanstead Flats. Forest Gate Station (Elizabeth Line) and Wanstead Park (Suffragette Line) are both close by, so getting into town is a breeze, even if you're running late.

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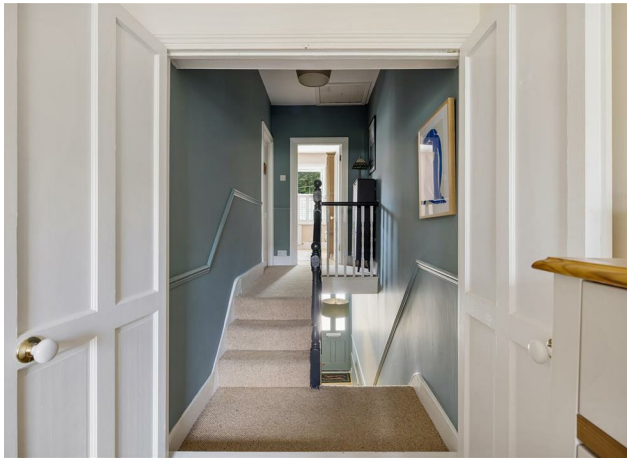
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IF YOU LIVED HERE

The smart white frontage sets this beautiful mid-terrace Victorian family home situated in the sought-after Forest Gate 'Village Area'.

Step inside and you're welcomed into a beautifully considered open-plan reception. Rich wooden flooring flows throughout, whilst at the front, a large bay window lets the light pour in, with classic plantation shutters offering privacy without dimming the glow. A glazed door at the rear of the room adds a lovely dual-aspect feel, linking the reception to the kitchen beyond.

The kitchen itself is a real showstopper. Midnight blue cabinetry pairs perfectly with brass fittings and a crisp white tiled splashback. A gas hob and double oven are ready for serious cooking, and an open doorway leads to a separate utility area—lit from above by a sky-framed window. This bonus space is versatile too, making a great spot for laundry, bikes, or even pantry-style storage.

At the back of the ground floor, the bathroom brings a burst of personality. Finished with deep forest green vertical tiles and striking hexagonal flooring, it blends modern design with vintage charm. The white suite includes a freestanding clawfoot tub that doubles as a shower, with a flush-fitted brass rain head that feels both luxurious and understated.

Outside, the private garden stretches 36 feet and is enclosed with natural wood fencing. There's a patio area right off the kitchen—ideal for morning coffees or evening lounging—a lawn for greenery, and side paths leading to a handy wooden shed tucked away at the end.

Upstairs, all three bedrooms are generous doubles, each with large windows and bags of natural light. The main bedroom at the front looks out over a quiet, tree-lined street and is painted in a soft biscuit tone, a perfect complement to the crisp white shutters. Facing west, it catches the golden hour light beautifully. The second bedroom overlooks the garden and comes carpeted for extra cosiness, while the third features wooden floors and a gentle frosted sage palette—just the thing for winding down at night.

WHAT ELSE?

– Wanstead Park Station (9 mins) connects to the Victoria Line via Blackhorse Road for easy West End access, while nearby Forest Gate (12 mins) offers fast Elizabeth Line links to central London, Canary Wharf, and Heathrow.
– You're truly spoilt for choice for a new local – The Golden Fleece, Pretty Decent Beer Co, Cider House E7, and The Holly Tree are all within easy reach.



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 meet friends for a drink at Joyau. 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
E11 BRANCH MANAGER

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Reception Room
10'9" x 24'5"

Bedroom
13'10" x 11'0"

Kitchen
14'2" x 13'1"

Bedroom
8'8" x 11'0"

Utility Room
4'11" x 10'2"

Bedroom
8'4" x 13'1"

Bathroom
8'3" x 6'7"

Garden
14'1" x 36'8"



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