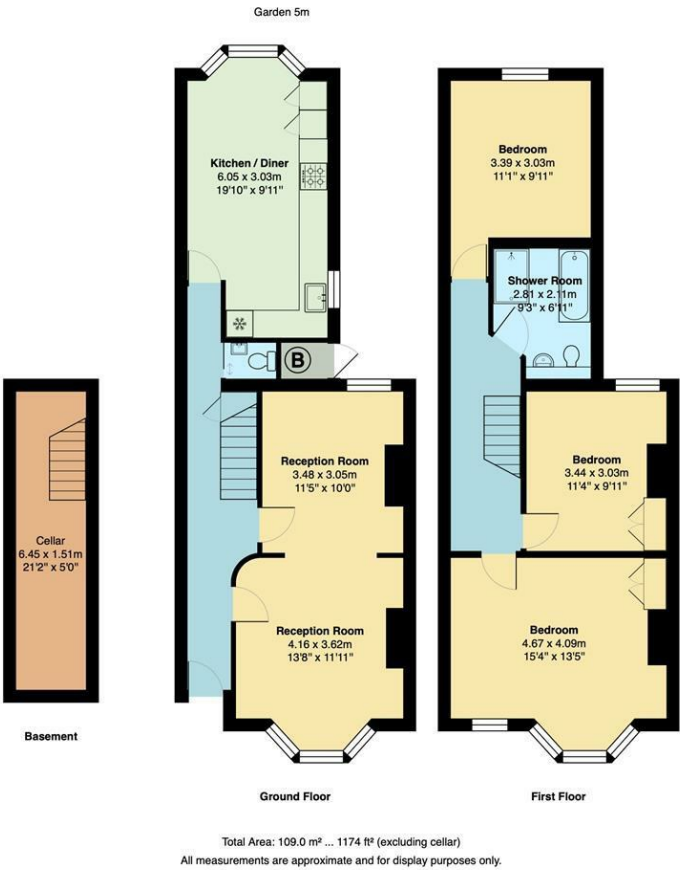




Reception Room  
13'7" x 11'10"

Reception Room  
11'5" x 10'0"

WC

Kitchen/Diner  
19'10" x 9'11"

Bedroom  
15'3" x 13'5"

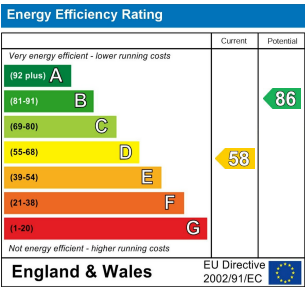
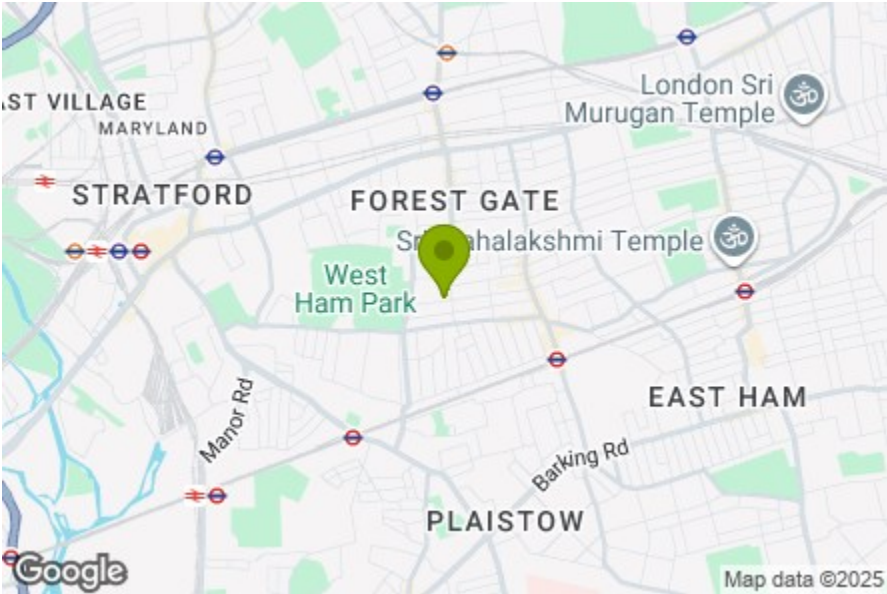
Bedroom  
11'3" x 9'11"

Shower Room  
9'2" x 9'11"

Bedroom  
11'1" x 9'11"

Cellar  
21'1" x 4'11"

Garden  
16'4"



## BOLEYN ROAD, FOREST GATE

Offers In Excess Of £625,000 Freehold  
3 Bed House



### Features:

- Victorian Terrace House
- Three Double Bedrooms
- Original Features including Coving & Double Bay Window
- Close to West Ham Park
- Eat In Kitchen-Diner
- Fantastic Proportions
- Modern Kitchen & Bathroom
- Downstairs WC
- Cellar
- Chain Free

This beautifully proportioned Victorian terrace offers a wonderful balance of period character and modern comfort. Original details, including elegant coving and double bay windows, highlight the home's heritage, while thoughtful updates create a light, contemporary feel. The spacious kitchen-diner provides an inviting setting for family meals or entertaining, enhanced by underfloor heating for added comfort. A stylish modern bathroom, also benefitting from underfloor heating, serves the upper floor, while a convenient WC is positioned downstairs. With three generous double bedrooms and a useful cellar for storage, the home combines charm and functionality in equal measure. Set close to West Ham Park, the home enjoys leafy surroundings and convenient access to local amenities, while being offered chain free for a smooth and straightforward purchase.

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#### IF YOU LIVED HERE...

A distinguished façade with original brickwork, graceful proportions and architectural detailing gives this home a quietly refined presence. White-painted trims complement the warm-toned brick, while the classic front door, framed by a decorative archway, sets a graceful tone for what lies within.

Inside, the hallway makes a welcoming first impression, with polished wooden floorboards flowing through the reception areas and a traditional staircase with white balustrades leading upwards. Natural light filters through both levels, adding a sense of brightness and continuity as you move between areas.

Two adjoining reception rooms create an open and versatile layout, ideal for both relaxation and entertaining. The front room is framed by a deep bay window, and each features a fireplace in keeping with the property's Victorian heritage. Pale walls and natural wood floors bring warmth and harmony, enhanced by decorative corning and ceiling mouldings that retain the period charm.

At the rear, the kitchen and dining area stretches across the home, where soft neutral cabinetry and wooden worktops pair beautifully with tiled flooring. French doors open directly onto the garden, where paved terraces provide plenty of room for dining and lounging, framed by raised planting beds that add colour and texture through the seasons. Completing the downstairs, a staircase from the hallway leads to a useful cellar, ideal for storage or future conversion, and a separate boiler room adds further practicality.

Upstairs, three light and airy bedrooms continue the property's sense of calm. The

main bedroom is particularly spacious, with a bay window, an additional side window and a period fireplace. Finished in soft grey tiling, the bathroom offers both a full-sized bath and separate walk-in shower for a refined, tranquil finish.

Beyond your front door, this area blends community charm with excellent local amenities and plenty of open space. Barking Road is nearby, lined with shops, cafés and the popular Boleyn Tavern, a beautifully restored landmark pub known for its grand interiors and welcoming atmosphere. Further towards Forest Gate, the Railway Arches offer an appealing collection of independent spots such as Ramble Café and Giovanna's Deli & Wine. West Ham Park and Plashet Park both offer generous green settings ideal for morning runs, picnics or simply unwinding among the trees. The area is also known for its excellent schools, including Elmhurst Primary School, rated Outstanding and just a few minutes' walk away.

#### WHAT ELSE?

Upton Park Station is just 6 minutes away, offering quick links into central London via the District and Hammersmith & City lines. The area is also well served by local bus routes, providing easy connections across East London and to nearby shopping and leisure destinations.



#### A WORD FROM THE OWNER...

We have thoroughly enjoyed living on Bolyen Road, an area that offers a wonderful balance of green spaces, community spirit, and excellent transport links. Being situated right next to West Ham Park has been a real highlight — the beautifully maintained gardens, tennis courts, and open spaces provide a peaceful setting for relaxation and recreation.

The location is exceptionally convenient, with Forest Gate Station, Stratford International, and Upton Park all within easy reach, offering superb connections across London and beyond.

We are only moving a few streets away to upsize to a larger home and to be closer to the nursery and primary school where we are already enrolled. This reflects just how much we value the area — it truly is a fantastic place to live, and we are delighted to be staying within the same neighbourhood

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