

HESKETH ROAD, FOREST GATE

Offers In Excess Of £650,000 Freehold
3 Bed House - Mid Terrace



Features:

- Victorian Terrace House
- Freehold
- Three Bedrooms
- 70ft Garden
- Close to Wanstead Heath
- Original Features
- Close to Winchelsea Road
- Potential to extend STP

With its charming Victorian features, smart decor, 70-foot garden, excellent location and exciting extension potential (STTP), this three-bedroom house is a fantastic find for anyone looking to lay down roots.

Hesketh Road is just moments from the brilliant amenities of Winchelsea Road and the historic greenery of Wanstead Flats, while Forest Gate station is just 0.6 miles away. From here, you can hop on the Elizabeth line and reach central London in less than 20 minutes.

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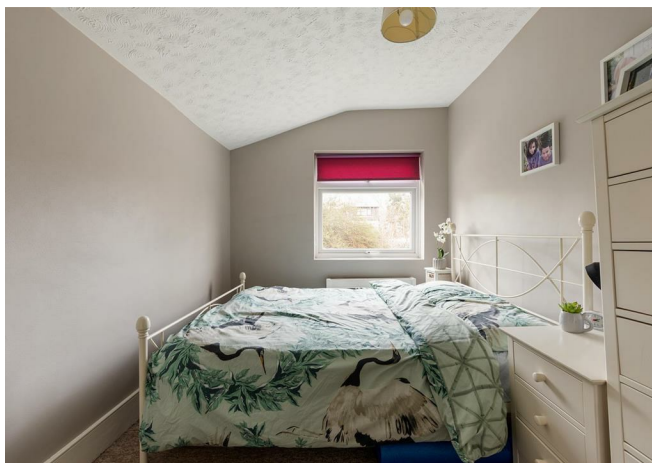
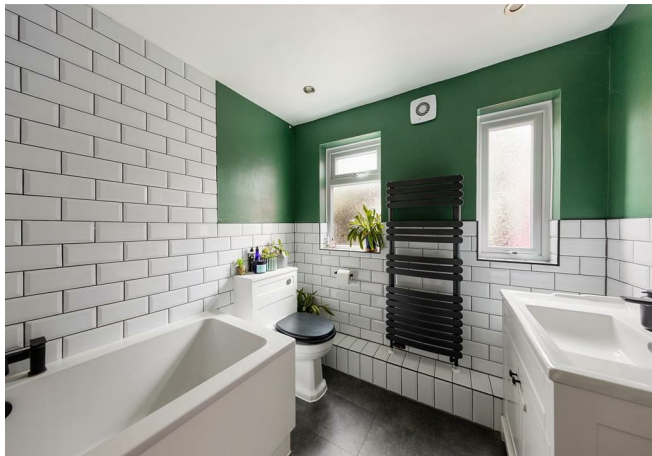
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IF YOU LIVE HERE...

Behind that charming facade and vintage-style front door, you'll find a gorgeously designed home you can enjoy from the very day you move in.

The dual aspect reception room is wonderfully bright and full of stunning features, including custom carpentry, bespoke shutters, an original fireplace and ceiling rose. Head to the rear, beyond the staircase that acts as a natural divider, and you'll find an equally charming kitchen, finished in inky blue and offering ample storage space.

The bathroom is just as appealing, with bottle green walls contrasting beautifully against glossy metro-brick tiling and sleek black fittings.

The rear garden is a real highlight, all 70 feet of it. From the bold pop of cheerful fuchsia to the charming mature foliage, it offers space for both play and relaxation.

Back inside, on the first floor, you'll find three well finished bedrooms, one featuring clever built-in storage.

When you can finally tear yourself away from your lovely home, you'll be

delighted by the fantastic amenities nearby. Start with a short stroll to Wanstead Flats, perfect for dog walkers, fitness fans and picnickers alike.

Hungry? Head to nearby Winchelsea Road, a thriving hub with fantastic eateries tucked into the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Joyau, all excellent choices.

WHAT ELSE?

- For your new local, we recommend The Wanstead Tap — a bar, beer shop and performance space just a three-minute walk away. The Holly Tree, equally close, serves great food and even has a miniature railway.
- Parents will be pleased to know there's a wide choice of excellent primary and secondary schools within a mile.
- Forest Gate station is around a 13 minute walk away, offering direct Elizabeth line services to Liverpool Street in approximately 13 minutes or Bond Street in 19 minutes. Alternatively, Wanstead Park station (even closer) connects you to the Suffragette Overground line (Gospel Oak to Barking). Drivers benefit from easy access to the M25 and North Circular.



A WORD FROM THE EXPERT...

"Forest Gate is one of London's best kept secrets. With great housing, wide green spaces on Wanstead Flats and a friendly atmosphere shaped by independent boutiques, cafés and bars, it has everything you would want in a neighbourhood. Weekends are easily filled with coffee and pastries from The Wild Goose Bakery, fresh pasta from Fiore Truck, dinner at Giovanna's or a brilliant curry from The Wanstead Kitchen. A walk across Wanstead Flats or through Wanstead Park completes the perfect local day out. The Elizabeth line makes Forest Gate incredibly well connected, with Liverpool Street about 12 minutes away, Canary Wharf around 15 and Heathrow reachable directly in under an hour. This mix of character, community and convenience is a big part of its appeal. Most of all, Forest Gate has a creative, independent spirit and a strong sense of community that locals proudly nurture".

BEN CHARLETON
E12 BRANCH MANAGER

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Reception room
23'4" x 13'6"

Bedroom
11'2" x 10'5"

Kitchen
11'5" x 7'4"

Bedroom
11'6" x 7'5"

Bathroom
8'9" x 7'4"

Garden
72'2"

Bedroom
13'6" x 10'3"



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