

TYLNEY ROAD, FOREST GATE Offers In Excess Of £775,000 Freehold 3 Bed House



Features:

- Victorian Terraced House
- Chain Free
- Forest Gate Village
- Close to Wanstead Flats
- Original Features
- Freehold
- Close to Forest Gate Station
- Two Bathrooms
- Good Decorative Order

An elegant arranged and beautifully presented, two bathroom, three double bedroom Victorian home, full of original features and enviably located in Forest Gate Village. Wanstead Flats and Forest Gate station are just moments from your door.

You can get to Liverpool Street and the heart of London in just twenty five minutes door to door, via the swift Elizabeth line from nearby Forest Gate station.

REQUEST A VIEWING
0203 397 2222

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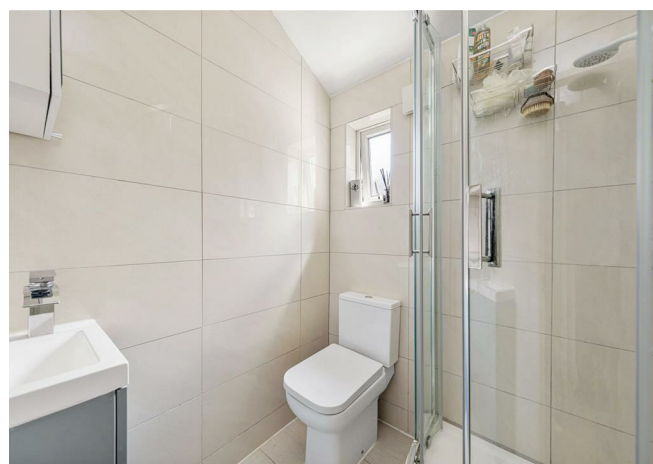
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

Your refined, open plan reception room is an instant hit, with original cornicing, mouldings, ceiling roses and ornate chandeliers overhead, and blonde timber flooring underfoot. An original bay window to the front fills the space with natural light and an ornate tiled fireplace keeps you warm on chilly winter evenings. Through to your contrastingly contemporary kitchen and diner, you'll find another bright bay window, smoky grey flooring and splashbacks, sleek white cabinets and chunky wooden countertops. There's a handy ground floor bathroom, with more smoky grey tilework, chrome fixtures and fittings and a shower over the tub.

Upstairs you'll find your principal bedroom, with an elegant vintage hearth and two bright, original sash windows filling the room with natural light. Here, as well as in your second double sleeper, you'll find large custom made wardrobes and soft plush carpet underfoot. Stylish, quality decor continues in your third bedroom and your sophisticated family bathroom, where you'll find a sleek white suite and large stroll in shower. Let's not forget your private garden either, with a sizeable stretch of lawn, raised decking to the rear and a patio just off your kitchen, this is the perfect entertaining area for warm summer days.

The lush, expansive greenery of Wanstead Flats is only four minutes from your front door. Entering from Capel Road you'll have instant access to the football pitches and Bandstand Pond, or you can wander a little further across to Alexandra Lake or upwards to admire the swans on Jubilee Pond. Starting at the Forest Gate Arches, you'll find the artisanal Wild Goose Bakery offering South African inspired baked goods and speciality coffee. From here, you can work your way up vibrant Winchelsea Road, where we'd recommend a stop at delectable Joyau wine bar or the friendly Wanstead Tap.

WHAT ELSE?

- Local school standards are high with nineteen primary and secondaries within a mile of your home achieving 'Outstanding' or 'Good' ratings from Ofsted.
- Your new local, The Forest Tavern, is just a twelve minute stroll from your new front door. Here you'll find pub quizzes, live music and a mouth watering menu.
- The property is presented chain free, for that all important hassle free move.



A WORD FROM THE OWNER...

"Tylney Road is a lovely period family home with some great neighbours and a beautiful sunny garden and street. Wanstead flats are few short steps away. Transport is excellent and Elizabeth Line gets me into City and West End in 15-25 minutes. Over the years, we have gained some great local cafes, deli's and restaurants. There's is ample opportunity to extend into the loft and rear as many of our neighbours have already done."

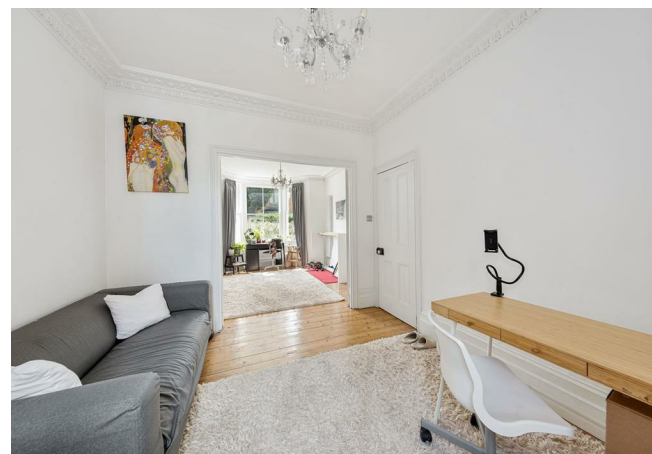
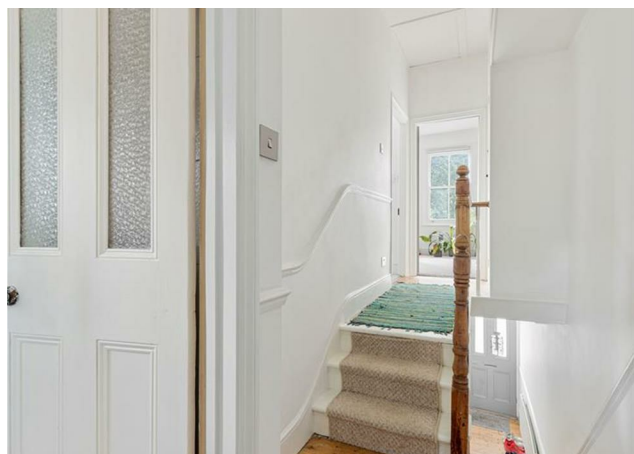
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Reception Room
13'6" x 11'10"

Bedroom
15'3" x 11'1"

Reception Room
11'0" x 9'11"

Bedroom
11'0" x 9'10"

Kitchen
14'0" x 10'11"

Shower Room

Bathroom
8'2" x 6'0"

Bedroom
9'4" x 8'7"

Garden
52'5"



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