

DURDEN & HUNT

INTERNATIONAL



Shrewsbury Road, Forest Gate E7

Asking Price £650,000

- Excellent Transport Links
- Spacious Living And Dining Room
- Two Family Bathrooms
- Low Maintenance Garden
- Contemporary Kitchen
- Cellar
- Four Bedrooms



1 High Street, Wanstead, E11 2AA
0208 150 7574

wanstead@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Shrewsbury Road, Forest Gate E7

Excellent Transport Links - Low Maintenance Garden - Cellar - Spacious Living And Dining Room - Contemporary Kitchen - Four Bedrooms - Two Family Bathrooms



Council Tax Band: D



Situated in the vibrant area of Forest Gate, this charming terraced house offers the ideal blend of comfort and convenience.

The ground floor welcomes you with a spacious living and dining area, ideal for both relaxing evenings and lively gatherings. The separate kitchen, with its easy access to the garden, invites you to enjoy indoor outdoor living at its best. Downstairs, a handy cellar provides extra storage.

Upstairs, you'll find three well appointed bedrooms on the first floor, accompanied by a family bathroom designed for everyday ease. The second floor is dedicated to the primary bedroom, complete with built in storage. A contemporary family bathroom enhances this floor.

Outside, the low maintenance patio garden is a delightful space to unwind or entertain, offering a peaceful oasis in the heart of the home.

Ideally located for local shops and amenities in and around Forest Gate and for those with little ones there a number of well regarded, and rated, schools in the area. The property also boasts excellent transport links including Forest Gate's convenient Elizabeth Line providing direct access to the City and Central London.

Contact Durden & Hunt for a viewing!

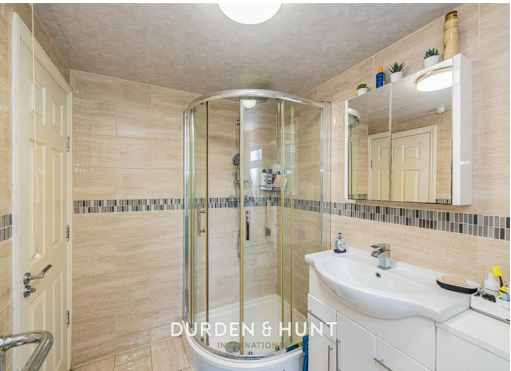
Council Band D Newham

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

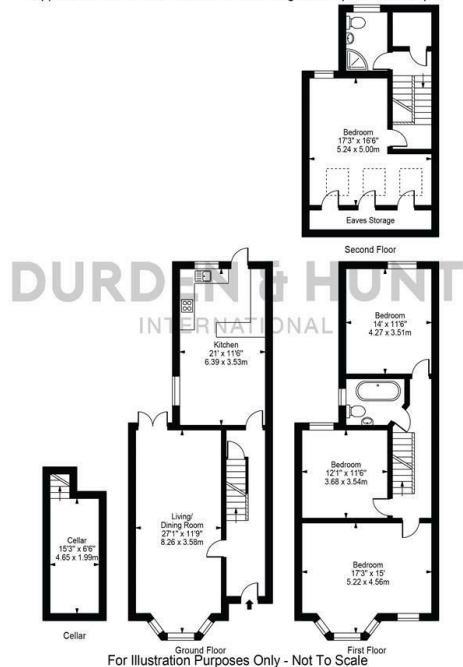
These details are prepared as a general guide only and should not be

relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





Shrewsbury Road
 Approx. Total Internal Area 1917 Sq Ft - 178.13 Sq M
 (Including Eaves Storage)
 Approx. Gross Internal Area Of Eaves Storage 54 Sq Ft - 5.00 Sq M



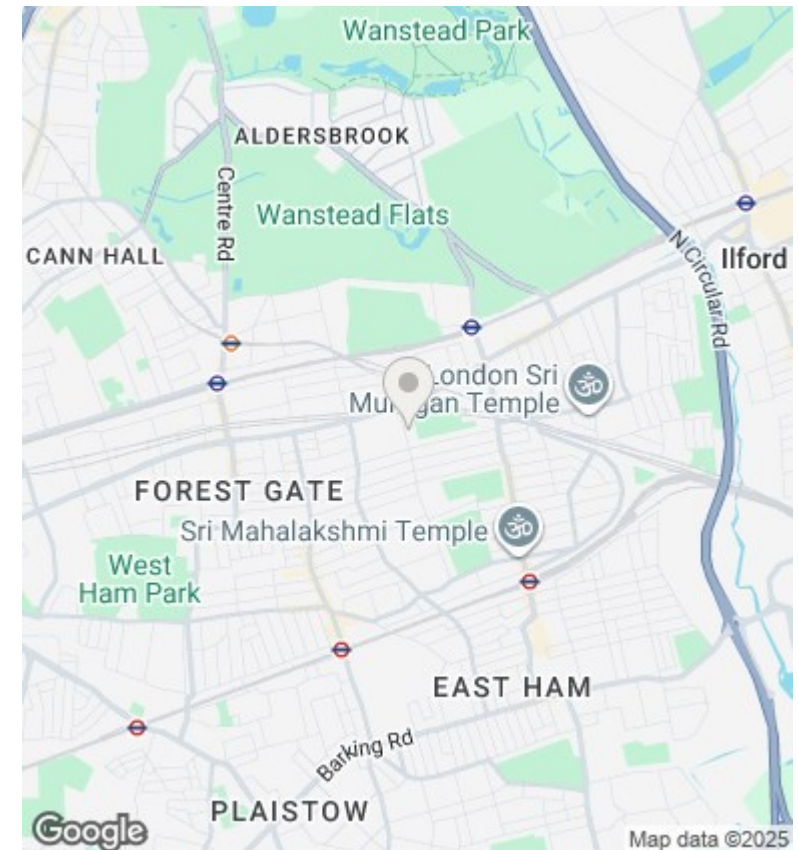
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Viewings

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	