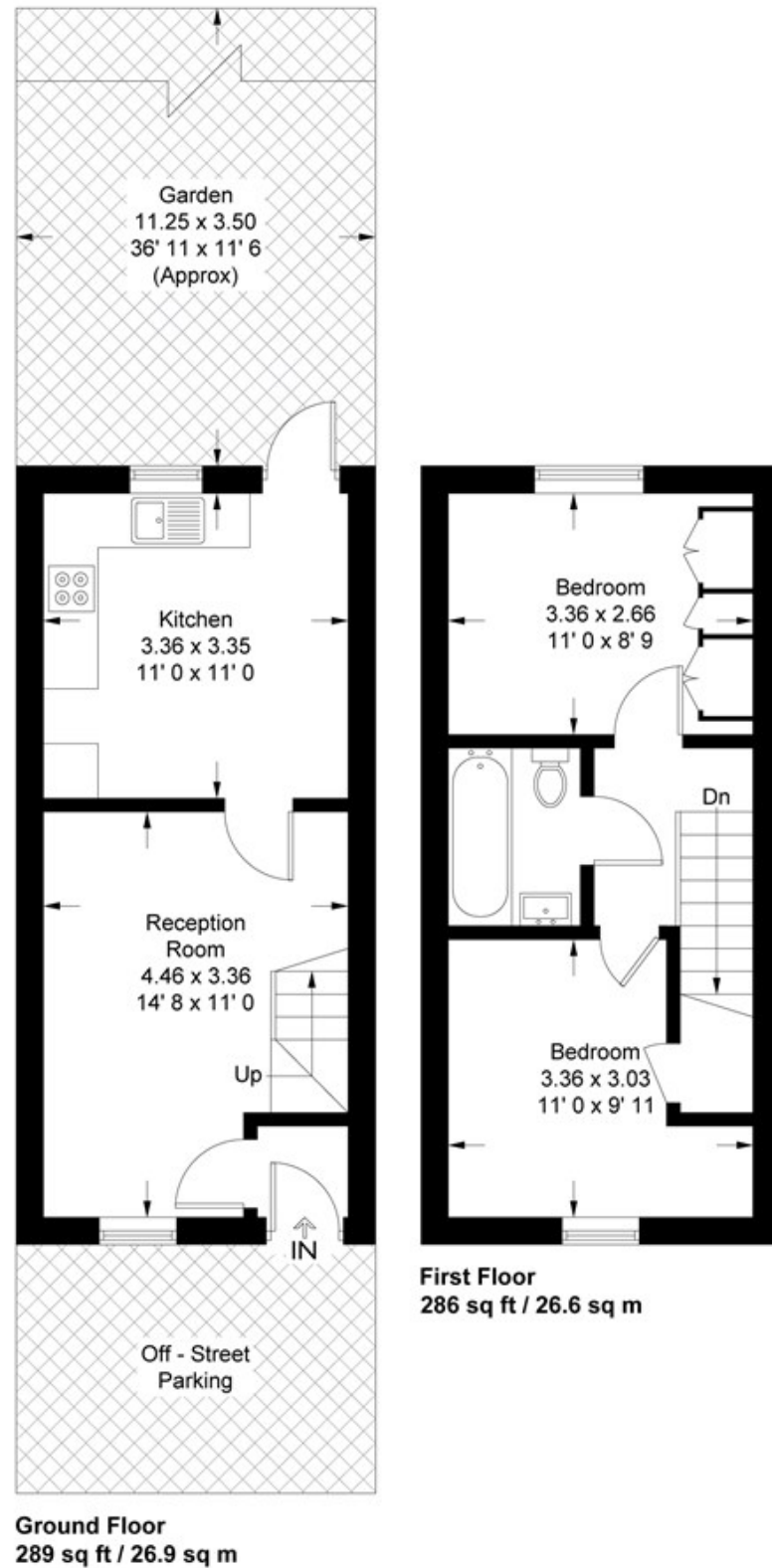


Magpie Close

Approximate Gross Internal Area = 575 sq ft / 53.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



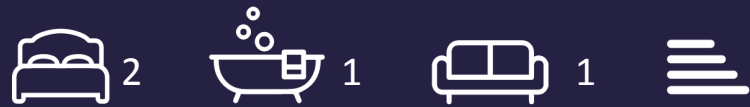
Magpie Close, Forest Gate Offers Over £535,000 Freehold

- Modern terraced home
- Allocated parking
- Bright kitchen/diner
- Close to a range of fantastic schools
- 0.5 Miles from Forest Gate Station
- Two double bedrooms
- Beautifully presented
- Modern family bathroom
- Situated within the award winning Forest Gate Park
- 0.5 Miles from Woodgrange shops and restaurants

Magpie Close, Forest Gate

Located in a cul-de-sac, moments from excellent transport links and outstanding schooling, Petty Son & Prestwich are thrilled to offer this well presented two double bedroom family home located in the Green Flag award winning Forest Gate Park.

Positioned in a quiet cul-de-sac, this beautiful family home is positioned close to everything that makes Forest Gate such a popular area of East London. You are spoiled for choice when it comes to schooling with a both Odessa Infants School and St John's C of E Junior School a short 0.2 and 0.3 miles away (Both Ofsted Rated Good) and Earlham Primary School an equally short 0.4 miles away on foot (Ofsted Rated Outstanding). Forest Gate Station and The Elizabeth Line in addition to an eclectic array of eateries, shops and cafés located on Woodgate Road are accessible within minutes (0.5 miles) of the home, with an equally impressive choice of green open spaces.



Council Tax Band: C

The property is situated in between a neat run of equally well cared for terraced houses, with allocated off road parking directly outside the home in addition to a neat alcove to tuck the bins with planted side bed. Internally the spotless accommodation is simply arranged over the ground and first floor, offering a sitting room to the front and bright kitchen/diner to the rear fitted with integrated appliances and storage. To the first floor the two double bedrooms are equally bright, the principal of which benefits from a run of fitted wardrobes, and a beautiful, boutique style family bathroom with shower over bath and demisting mirror. There is also a boarded loft fitted with a ladder, lighting and offers plenty of storage. To the rear there is a neat garden laid with Indian sandstone with an Easterly aspect.

EPC Rating: C75
Council Tax Band: C

RECEPTION ROOM
14'8" x 11'0"

KITCHEN/DINER
11'0" x 11'0"

BEDROOM ONE
11'0" x 9'11"

BEDROOM TWO
11'0" x 8'9"

