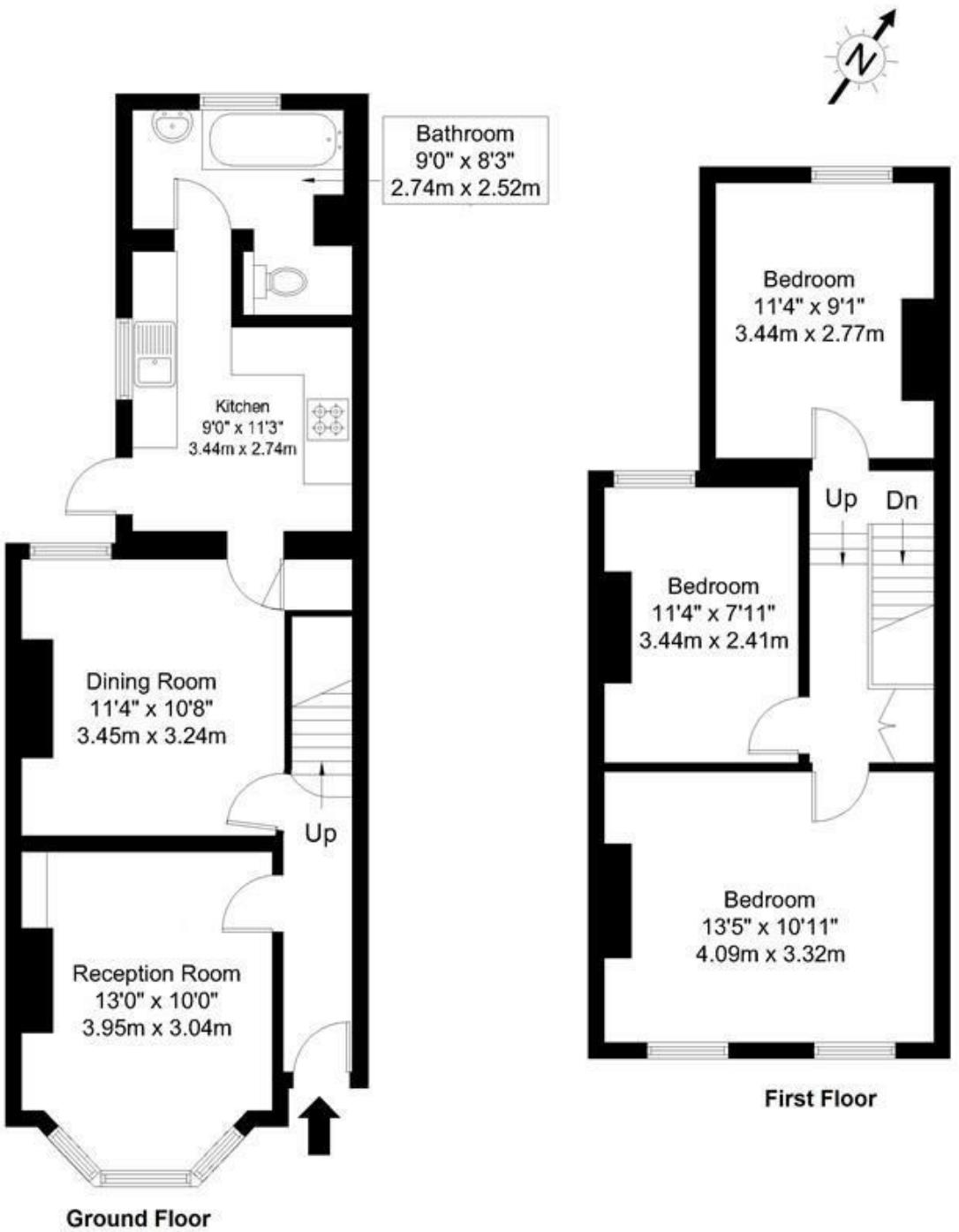


Approx Gross Internal Area = 81 sq m / 872 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN



## Ridley Road, Forest Gate

Offers In Excess Of £550,000 Freehold

- Victorian Terraced home
- Cellar
- Two formal receptions
- Scope to extend to the rear and into the loft (STPC)
- 0.6 Miles to the Elizabeth Line
- Desirable Village area of Forest Gate
- Three bedrooms
- Kitchen leading to ground floor bathroom
- No onward chain
- Close to fantastic schooling

# Ridley Road, Forest Gate

Petty Son and Prestwich are delighted to offer for sale this spacious three bedroom Victorian terrace house, centrally positioned in the sought after leafy Village area of Forest Gate.



Council Tax Band: D

With Wanstead flats at the end of the road (0.2 Miles) this superb period home provides easy access to ample green space for leisurely strolls of an evening and weekend, yet you are a stone's throw away from the thriving area of Stratford and Westfield Shopping Centre. Transport links are also excellent, with Wanstead Park and Forest Gate Stations being just 0.6 Miles on foot, providing easy connections to central London via the Overground and Elizabeth Line. Furthermore this home is also within easy reach of both Woodgrange Infant School (0.3 Miles) and Godwin Junior School (0.4 Miles), both rated good by Ofsted.

In need of a full refurbishment, but offering plenty of scope to create a fabulous family home to the new owner's exacting specifications in the highly desirable 'village' area of Forest Gate, this Victorian property offers scope to further extend to the ground floor and into the loft. Original, exposed floorboards run throughout the majority of the home. Currently the ground floor offers a formal lounge, formal dining and kitchen leading to the ground floor bathroom. The first floor provides three bedrooms, though the family bathroom could be moved to this floor. The rear garden is a simple arrangement of patio leading to lawn. The home is sold with no onward chain.

EPC Rating: TBC

Council Tax Band: D

## Formal Reception

13' x 10'

## Dining Room

11'4 x 10'8

## Kitchen

9' x 11'3

## Bedroom One

13'5 x 10'11

## Bedroom Two

11'4 x 9'1

## Bedroom Three

11'4 x 7'11

