



Tylney Road, Forest Gate

Offers In Excess Of £825,000 Freehold

- Victorian mid-terrace house
- Beautiful original features
- Formal reception
- Conservatory
- Potential to further extend (STPC)
- Highly sought after Forest Gate Village location
- Three bedrooms
- Kitchen/diner with separate utility room
- Ground floor shower room and first floor bathroom
- Garden of approximately 98'5 in depth

Petty Son and Prestwich are delighted to offer for sale this charming, three double bedroom Victorian mid terrace house with rear garden of 98ft, in the heart of the highly sought-after Village area of Forest Gate.

Situated on Tylney Road in Forest Gate Village, this pretty Victorian home is close to the Wanstead flats which offers vast open parkland, yet within easy reach of Forest Gate Station (0.6 miles) allowing access to Liverpool Street in approximately 20 minutes via the Elizabeth Line. In addition to the already fantastic transport links, Wanstead Park Station providing Overground services is a short 0.4 miles on foot, in addition to easy access to the M25. Schooling is also superb; there are several local schools and nurseries a short walk away, such as Chestnut nursery, Woodgrange and Godwin Infant School and Forest Gate Community School which has been rated excellent by OFSTED. The everchanging high street is a further highlight of this quickly evolving area, with a vibrant scene of new bars, bakeries, shops and delis alongside the new Highrise buildings creating a real buzz.

Internally, this charming property still retains much of its original character with such features as impressive marble fireplaces, ornate plasterwork and high skirting boards. The ground floor offers a charming formal reception leading to a larger, open-plan kitchen diner to the rear with bright, contemporary kitchen and attractive, full height original French doors leading from the dining area to the conservatory at the rear. Offering a fantastic option for additional seating, play room or office space, the conservatory provides direct access via double doors onto the impressively spacious garden, in addition to access to a separate utility and ground floor shower room. A handy cellar is also accessible from the kitchen area.

To the first floor there are three bedrooms, all with beautiful fireplaces, and a family bathroom. The loft offers further potential to increase the living accommodation by way of a loft conversion (STPC). To the rear there is an impressive garden spanning approximately 98' 5 in depth, laid initially to patio and lawn with ornamental pond, leading to a more informally planted wildflower area with central patio.

EPC Rating: D61
Council Tax Band: D

Reception Room
16'5" x 13'1"

Dining Room
11'6" x 10'4"

Kitchen
14'9" x 8'2"

Conservatory
13'3" x 9'2"

Bedroom
15'9" x 13'3"

Bedroom
12'4" x 11'6"

Bedroom
11'10" x 7'3"

Cellar
13'1" x 7'10"

Tylney Road

Approximate Gross Internal Area = 1334 sq ft / 124 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.