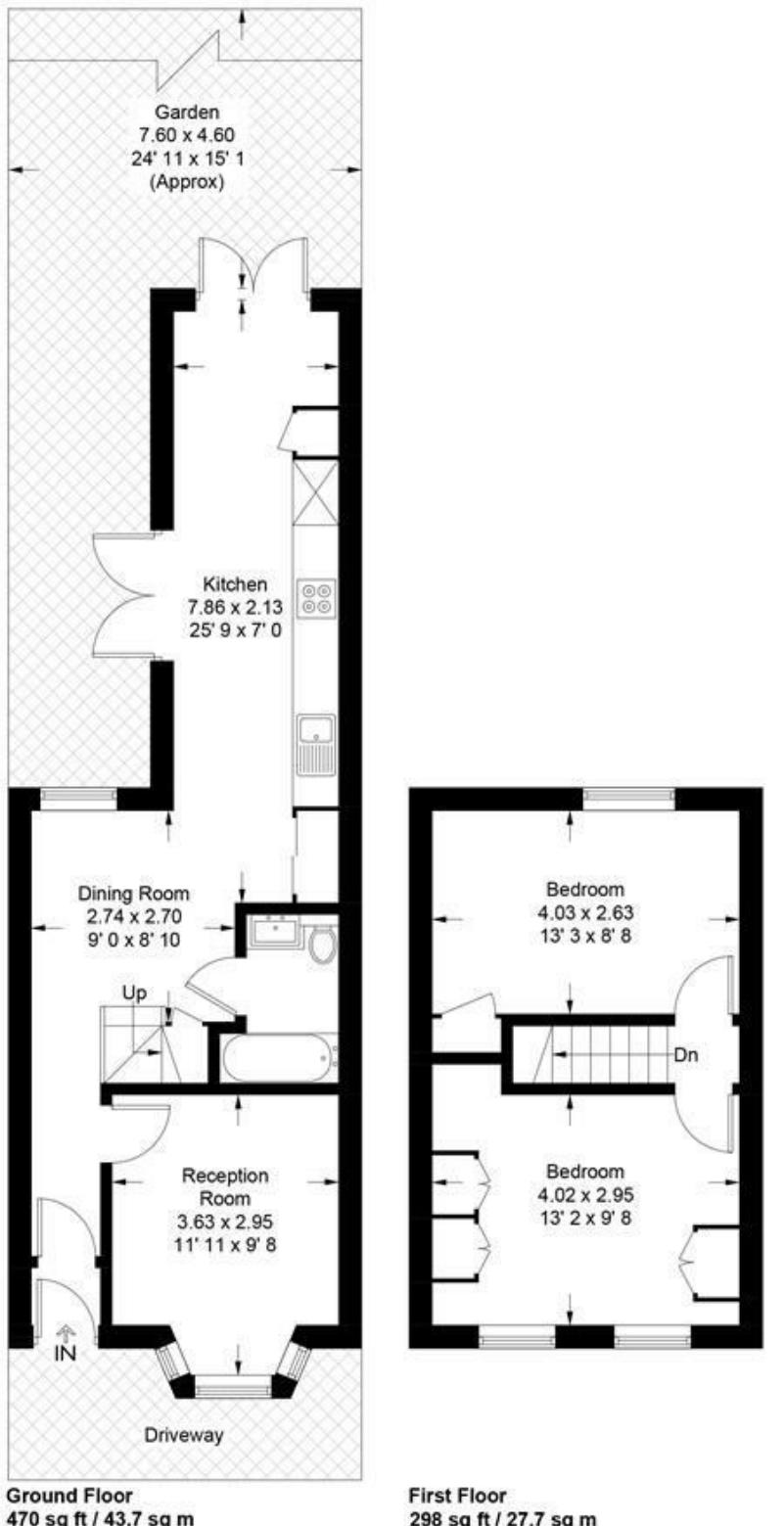


## Huddlestone Road

Approximate Gross Internal Area = 768 sq ft / 71.4 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice



## Huddlestone Road, Forest Gate

Offers In Excess Of £600,000 Freehold

- Extended Victorian terrace home
- Two double bedrooms
- Modern fitted bathroom
- Potential to extend into the loft (STPC)
- 0.2 Miles from the Arches shops, bars and cafe's
- Sought after Forest Gate location
- Stunning kitchen/diner spanning nearly 26 feet in length
- Secluded rear garden
- 0.5 miles to Wanstead Overground Station
- Chain Free

# Huddlestone Road, Forest Gate

Petty Son & Prestwich are excited to present this beautifully extended Victorian home, offering a wonderful blend of period charm and modern living, nestled in the heart of Forest Gate.



Council Tax Band: C



This mid-terrace, brick-fronted property is ideally located close to the vibrant cafes, bars, and shops of the iconic 'Arches' area, and is just a stone's throw from the expansive green space of Wanstead Flats—perfect for outdoor activities such as walking, running, cycling, or picnicking on sunny days. Proudly positioned within the rapidly developing Forest Gate neighbourhood, this attractive home is just moments away from local gems like the Wanstead Tap bar, Joyau Wine Bar, Pretty Decent Beer Co and Wild Goose Bakery all within 0.2 miles. The property benefits from excellent transport links, with Wanstead Park Overground Station just 0.5 miles away and the Elizabeth Line at Forest Gate Station a mere 0.7 miles on foot, making commuting a breeze. Additionally, the area is part of the Low Traffic Neighbourhood Scheme, ensuring a more peaceful and sustainable environment. As you step inside, the property retains many original period features, including stripped wood doors, classic school-style radiators, and beautiful exposed floorboards, evoking the home's Victorian heritage while seamlessly blending with modern touches. The house is painted in premium Farrow & Ball tones throughout. The charming front reception room boasts a large bay window, inviting an abundance of natural light to flood the space and create a warm, welcoming atmosphere. At the rear of the property, a thoughtful extension has created a generous and sociable kitchen/dining area that stretches nearly 26 feet in length. The stylish kitchen is fitted with a contemporary range of Shaker-style cabinets, complemented by contrasting countertops and integrated appliances. Seating at the rear offers a relaxed spot to unwind. Double French doors open directly onto the rear garden and newly fitted weather proof decking, creating an ideal flow for indoor-outdoor living and making the side return a perfect place for entertaining. On the ground floor, a practical utility cupboard is conveniently tucked away to house your white goods, and a beautifully designed shower room features chic grey tiles, a large, full-length mirror, and stylish mosaic flooring, all adding a touch of luxury while maintaining the home's period charm. Upstairs, you'll find two generously sized double bedrooms, with the principal bedroom featuring fitted wardrobes for added storage. There is potential for further expansion

into the loft (subject to planning permission), offering the opportunity to create additional living space if desired. The lovely rear garden is a private retreat, combining areas of lawn, newly installed weather proof decking for entertaining, Hydrangea Annabelles in the garden and flower beds, with a convenient shed at the far end for additional storage. This peaceful outdoor space is perfect for relaxing or hosting gatherings and attracts morning sunshine. The front garden features original Victorian tiles and has been cleverly landscaped to complement the exterior of the house.

This delightful Victorian home offers the perfect balance of historic character and modern functionality, in a sought-after and evolving location with all the amenities you could need just a short walk away.

Council Tax Band - C

EPC – D66/B86

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

**Reception Room**

11'11 x 9'8

**Dining Room**

9,0 x 8'10

**Kitchen**

25'9 x 7'0

**Bedroom**

13'2 x 9'8

**Bedroom**

13'3 x 8'8