



## Forest Side, Forest Gate, E7

Guide Price £600,000

- 3 Bedroom House
- Chain Free
- Parking
- Semi-Detached
- Modern Kitchen And Bathroom
- Renovated Throuhout
- Close To Forest Gate Station

# Forest Side, Forest Gate, E7

We are genuinely excited to offer for sale this marvellously designed, 3-bedroom semi-detached house located at the end of a quiet residential street in Forest Gate.



Council Tax Band: C



Guide Price £600,000 - £625,000

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The property has been renovated to an exceptionally high standard, throughout, now providing a lovely family home with many notable features, including a bright and airy open-plan reception room with solid wood flooring, dining area and a sleek, contemporary designed kitchen featuring a granite work-top, fully integrated appliances and convenient breakfast bar. The downstairs family bathroom is fitted with a bright, white suite with clean, crisp lines. Upstairs features 3 very good sized, fully carpeted bedrooms. The landing gives access to a loft for storage.

The property is fitted throughout with wooden shutters, complimenting the neutral, modern style of the property beautifully. There are double glazed windows, gas central heating and high quality light fittings. To the rear, there are tri-folding doors which fully open and lead to tidy courtyard garden comprising seating and raised flower beds.

There is space to the front of the property for parking.

The open spaces of Wanstead flats are located at the bottom of the street as well as Forest Gate Overground Station being close by giving easy access to Stratford and the City.

Westfields Shopping Centre and the Olympic Village is with a easy commute as well as a number of schools falling into the catchment area. Forest Gate is part of Newham council and the local area is served by a number of schools deemed good or higher by OFSTED.

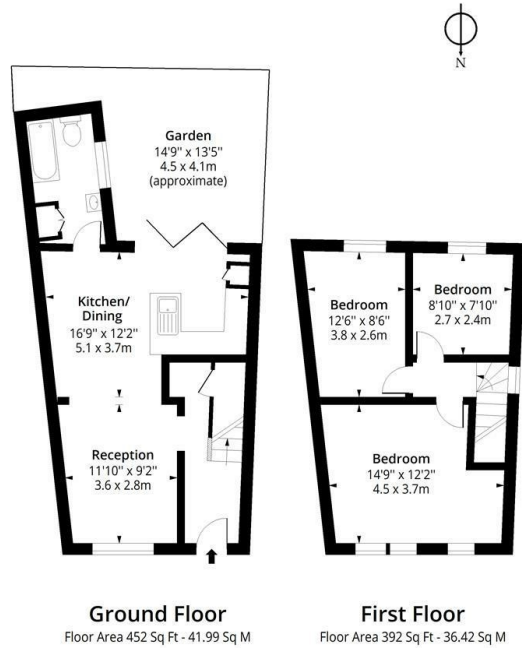
Offered on a chain free basis.

Tenure: Freehold

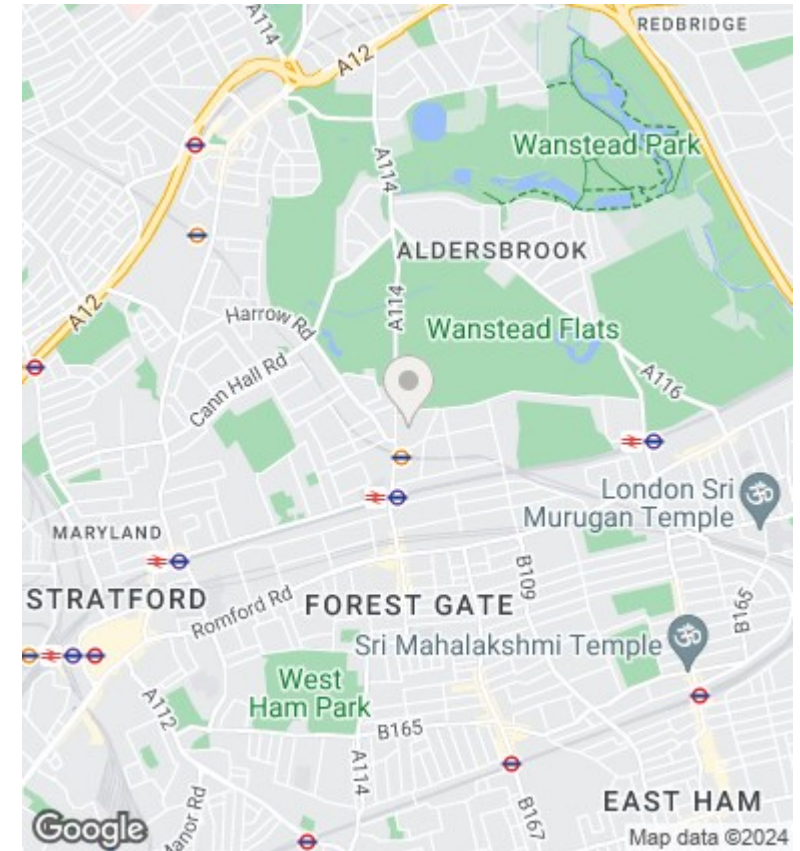
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## Forest Side, E7

Approx. Gross Internal Area 844 Sq Ft - 78.41 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
Date: 7/2/2024  
Ipaplus.com



## Directions

## Viewings

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC