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Wellington Road, London, E7 9BY
Offers In Excess Of £800,000

Kings Group are delighted to present this six bedroom house nestled on the desirable Wellington Road, this charming detached house offers a perfect blend of space and convenience. Spanning an impressive 1,787 square feet, the property boasts six well-proportioned bedrooms, making it an ideal family home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

With three bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. Built in 1950, this home retains a sense of character while offering the potential for modernisation to suit your personal taste.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase. The location is particularly appealing, as it is within walking distance to Forest Gate Station, making commuting into central London both easy and efficient. Additionally, local shops are just a short stroll away, providing all the essentials for daily living.

For those with vehicles, the property includes a garage, offering secure parking and extra storage space. This delightful home presents a wonderful opportunity for families or individuals seeking a spacious residence in a vibrant area of London. Don't miss the chance to make this house your new home.

Locality

Wellington Road, is located in the lively and diverse area of Forest Gate, within the London Borough of Newham. This residential neighborhood is known for its charming Victorian and Edwardian homes, vibrant community, and excellent connectivity. Forest Gate Station (Elizabeth Line/Crossrail) provides fast links to Central London, Canary Wharf, and beyond, complemented by numerous bus routes and easy road access via the A12 and A13.

The area offers a mix of local amenities, including independent shops, supermarkets, and the bustling Green Street, known for its multicultural dining and shopping options. Nearby Wanstead Flats, one of East London's largest open spaces, provides a green retreat for outdoor activities and relaxation. Families benefit from a range of well-regarded schools and nurseries, while the broader community enjoys a rich cultural scene, with events, art, and music celebrating the area's diversity. With its blend of urban convenience, excellent transport links, and access to nature, Forest Gate is a desirable locality for residents of all backgrounds

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: C
Annual Council Tax Estimate: £1,533
Floor Risk: Rivers & Seas: No Risk, Surface Water: Low
Construction: Brick Built

Entrance Hall
23'10" x 4'11" (7.27 x 1.51)
Stairs to first floor landing, single radiator, tiled flooring, power points.

WC
5'7" x 7'3" (1.72 x 2.23)
double glazed windows to the side aspect, part tiled walls, heated towel rail, tiled flooring, hand wash basin with mixer taps, vanity unit under, low level flush WC.

Reception Room
17'7" x 7'3" (5.36 x 2.23)
Double glazed windows to the rear aspect, single radiator, laminate flooring, power points, patio doors leading to the garden.

Reception Two
19'10" x 9'11" (6.07 x 3.03)
Double glazed to the front aspect, double radiator, laminate flooring, power points.

Kitchen
15'11" x 10'0" (4.87 x 3.06)
Double glazed windows to the rear aspect, single radiator, tiled flooring, tiled splash backs, range of base and wall units with roll top work surfaces, integrated cooker, electric oven, gas hob, sink drainer unit, space for fridge freezer, integrated washing machine, integrated dishwasher.

First Floor Landing
12'4" x 3'10" (3.78 x 1.18)
Laminate flooring, stairs to loft.

First Floor Bathroom
7'1" x 7'3" (2.18 x 2.23)
Double glazed windows to the side aspect, tiled walls, heated towel rails, panel enclosed bath with mixer taps, thermostatically controlled shower, hand wash basin with mixer taps, low level flush WC, shaver point.

Bedroom One
17'1" x 15'3" (5.23 x 4.67)
Double glazed windows to the front and rear aspect, single radiator, laminate flooring, built in wardrobes, power points.

En Suite
9'0" x 7'11" (2.75 x 2.42)
Double glazed windows to the side aspect, tiled walls, single radiator, shower cubicle with electric shower, hand wash basin with mixer taps, low level flush WC.

Bedroom Two
14'6" x 11'5" (4.44 x 3.49)
Double glazed windows to the rear aspect, single radiator, laminate flooring, power points.

Bedroom Three
14'5" x 10'4" (4.40 x 3.16)
Double glazed windows to the rear aspect, double radiator, laminate flooring, power points.

Bedroom Four
9'11" x 8'0" (3.04 x 2.44)
Double glazed windows to the front aspect, laminate flooring, power points.

Bedroom Five
12'4" x 7'11" (3.77 x 2.42)
Double glazed windows to the side aspect, single radiator, laminate flooring, power points.

Bedroom Six
9'1" x 15'1" (2.78 x 4.61)
Double glazed windows to the front aspect, laminate flooring, power points.

Garage
14'4" x 7'11" (4.38 x 2.42)
Power, Up and over door.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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