



Horace Road Forest Gate E7 0JG

Spacious 3 Bedroom House With 3 Reception Rooms Offers Over £675,000 F/H

Nestled on the charming Horace Road in Forest Gate, this spacious three-bedroom terraced house presents a rare opportunity for those seeking a family home in a highly desirable area. Spanning an impressive 1,251 square feet, the property boasts three generous reception rooms, providing ample space for both relaxation and entertainment. The well-proportioned kitchen is perfect for culinary enthusiasts, while a small cellar offers additional storage options.

The first floor features a bathroom with a separate W/C, catering to the needs of a growing family. One of the standout features of this home is the 37-foot rear garden.

Although the property has been rented for several years and requires some updating, it holds excellent potential to be transformed into a stunning family residence. Its location is particularly appealing, as it is just a short stroll from the picturesque Wanstead Flats perfect for leisurely walks and outdoor pursuits. Additionally, Forest Gate and Wanstead Park stations are conveniently nearby, providing easy access to central London and beyond.

This property is a rare find in such a sought-after area, making it an excellent investment for those looking to create their dream home. With its blend of space, character, and potential, this house on Horace Road is not to be missed.

Entrance Via
double glazed door to:

Hallway
stairs ascending to first floor - radiator - power point -
opening to reception 3 - doors to:

Reception 2



radiator - power points - carpet to remain - double glazed door
to rear garden - doors to:

Reception 1



double glazed three splay bay window to front elevation -
radiator - power points - carpet to remain.

Reception 3



double glazed window to side elevation - radiator - power points - opening to:

Kitchen



double glazed three splay bay window to rear elevation - wall mounted main boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - wood effect vinyl floor covering.

Cellar



wall mounted consumer unit and electric meter

First Floor Landing

access to loft - power point - carpet to remain - doors to:

Bedroom 1



two double glazed windows to front elevation - radiator - power points - carpet to remain.

Bedroom 2



double glazed window to rear elevation - radiator - power points - carpet to remain.

W/C



obscure window to side elevation - low flush w/c - wall mounted wash basin - carpet to remain.

Bathroom



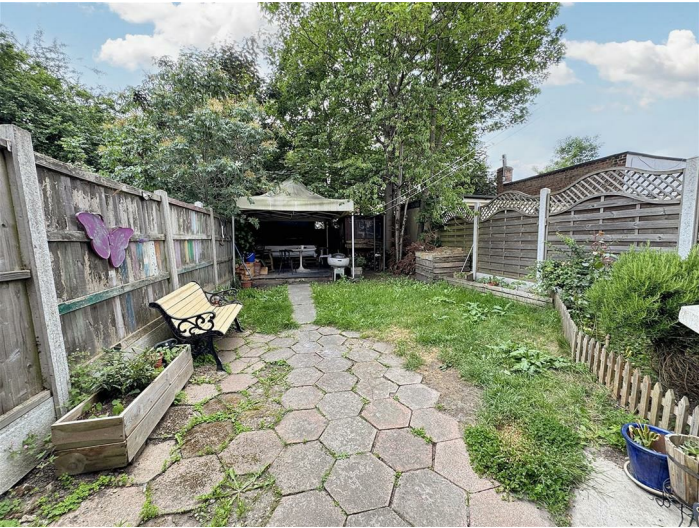
obscure double glazed window to side elevation - two piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - pedestal washbasin - tiled walls - radiator - tiled floor covering.

Bedroom 3



double glazed window to rear elevation - radiator - power points - carpet to remain.

**Rear Garden
37'5" (11.41m)**



partially paved with flower and shrub borders.

Additional Information:
Council Tax London Borough of Newham Band C

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.
Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.
O2: Indoor voice coverage likely and data coverage limited. Outdoor voice and data coverage likely.
Vodafone: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains gas, mains water, mains sewerage and is heated via gas central heating.

The title register states the following:

The land is subject to the following rights reserved by a Deed of Gift dated 16 May 1962 made between (1) Mary Dorothy Stevens and (2) Betty Monica Shelcot:-
"Except and reserved the free passage and running of water and soil from any other buildings through the sewers channels and drains used in common with the adjoining or neighbouring owners and occupiers upon or under the said property and also excepting and reserving full and free use of all party walls and party fences or fence walls which now or at any time hereafter shall or may be built upon or adjoining the said property and used in common with the adjoining owners and occupiers"

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Referral Services
David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors
£240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

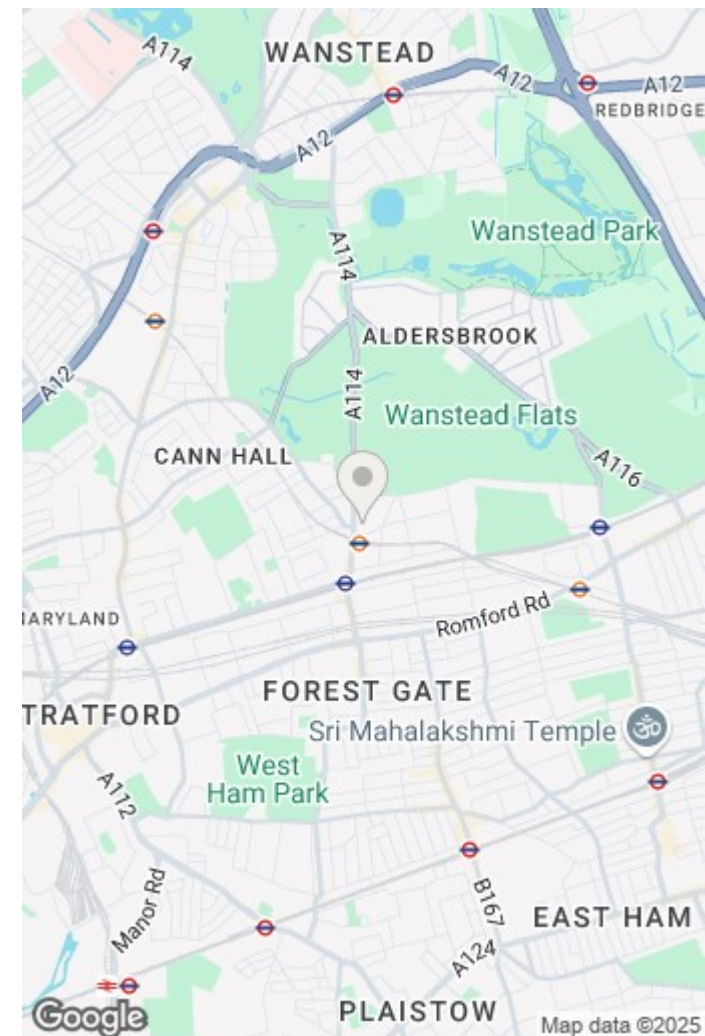
Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify

accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	85
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.