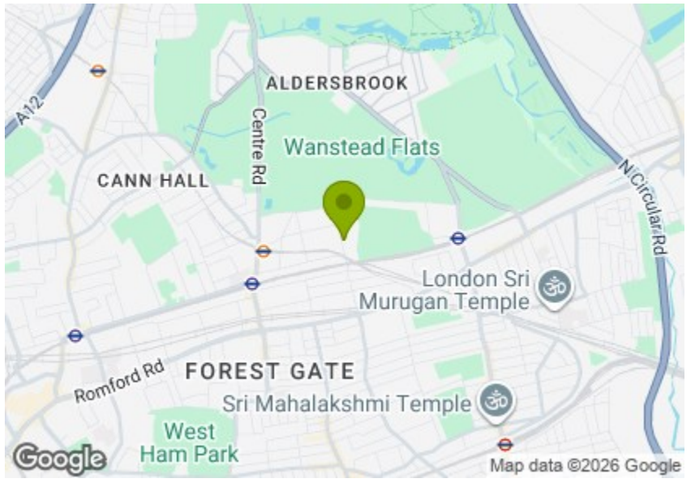

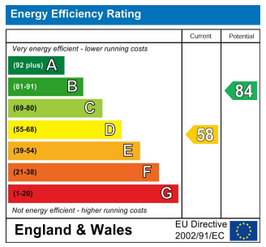

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TYLNEY ROAD, FOREST GATE

Offers In Excess Of £900,000 Freehold

4 Bed House

Features:

- Victorian House
- Four Double Bedrooms
- Stunning Extended Kitchen-Diner
- Converted Loft
- Beautiful Family Bathroom Plus Ground Floor and Loft WCs
- Double Glazed Sash Windows
- Newly Refurbished Throughout
- Desirable Location Within Forest Gate Village
- Short Stroll To Wanstead Flats
- Close To Forest Gate Station

Nestled in the heart of Forest Gate Village, this newly refurbished four bedroom Victorian home combines generous proportions with beautifully updated interiors. Just a short stroll from Wanstead Flats and within easy reach of Forest Gate Station and the Elizabeth line, it's a wonderfully placed home with green space, independent cafés and excellent connections all close at hand.

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IF YOU LIVED HERE...

Step inside and you'll find a spacious through reception stretching over 24ft, with a handsome bay window to the front, elegant wall panelling and a feature fireplace creating a warm focal point. Fresh, neutral décor and herringbone flooring bring a calm, contemporary feel, while a convenient ground floor WC sits just off the hallway.

To the rear, the kitchen diner is the true heart of the home. Extended and flooded with natural light from overhead glazing and large rear doors, it offers an impressive open space for cooking, dining and gathering. Deep green cabinetry, sleek worktops and ample storage sit alongside plenty of room for a large dining table, while the doors open directly onto the landscaped rear garden, creating an easy connection between indoors and out.

Across the upper floors are four double bedrooms arranged over two levels. The principal bedroom sits to the front of the first floor, accompanied by a further double bedroom and a beautifully finished family bathroom complete with both bath and separate shower. The converted loft provides two additional double bedrooms, along with a second WC, making the layout particularly well suited to growing families or anyone needing flexible space to work from home. Throughout, the house has been thoughtfully refurbished, resulting in a home that feels bright, cohesive and ready to move straight into.

WHAT ELSE?

· Forest Gate Station is within easy walking distance, offering Elizabeth line services for swift connections across London, including the City, Canary Wharf and the West End.
· Wanstead Flats is just moments away, providing wide open green space for walking, running, cycling and weekend picnics.
· Forest Gate Village has become one of East London's most loved neighbourhood pockets, with local favourites including Giovanna's Deli & Wine, Wild Goose Bakery and The Holly Tree all nearby.

A WORD FROM THE EXPERT...

"Forest Gate is one of London's best kept secrets. With great housing, wide green spaces on Wanstead Flats and a friendly atmosphere shaped by independent boutiques, cafés and bars, it has everything you would want in a neighbourhood. Weekends are easily filled with coffee and pastries from The Wild Goose Bakery, fresh pasta from Fiore Truck, dinner at Giovanna's or a brilliant curry from The Wanstead Kitchen. A walk across Wanstead Flats or through Wanstead Park completes the perfect local day out. The Elizabeth line makes Forest Gate incredibly well connected, with Liverpool Street about 12 minutes away, Canary Wharf around 15 and Heathrow reachable directly in under an hour. This mix of character, community and convenience is a big part of its appeal. Most of all, Forest Gate has a creative, independent spirit and a strong sense of community that locals proudly nurture".

BEN CHARLETON
E11 BRANCH MANAGER

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Reception Room
10'4" x 24'5"

Kitchen / Diner
12'8" x 30'5"

WC

Bedroom
14'0" x 10'9"

Bedroom
8'6" x 11'0"

Bathroom
8'4" x 12'3"

Bedroom
10'9" x 18'5"

WC

Bedroom
7'4" x 12'9"

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