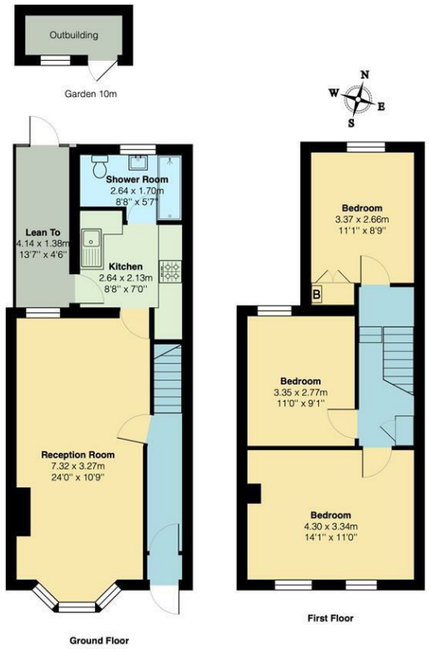


Total Area: 81.4 m² ... 876 ft² (excluding lean to, outbuilding)
All measurements are approximate and for display purposes only.

Reception Room
24'0" x 10'8"

Kitchen
8'7" x 6'11"

Lean to
13'6" x 4'6"

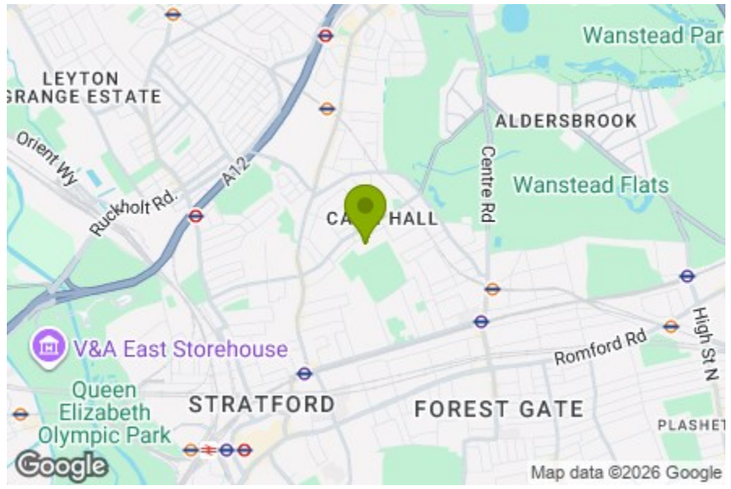
Shower Room
8'7" x 5'6"

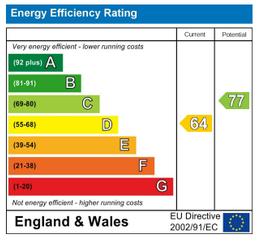
Bedroom
11'0" x 8'8"

Bedroom
10'11" x 9'1"

Bedroom
14'1" x 10'11"

Garden
32'9"





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TRUMPINGTON ROAD, FOREST GATE

Offers In Excess Of £600,000 Freehold
3 Bed House

Features:

- Victorian Terrace House
- Freehold
- Chain Free
- Three Bedrooms
- Close to Wanstead Flats
- Forest Gate 'The Lanes'
- Potential to extend STP

This Victorian terrace presents a wonderful opportunity to create a home of character and charm. Offered freehold and chain free, it provides three well-proportioned bedrooms along with generous living space, making it ideal for those looking to shape a property to their own taste. Positioned close to the open expanses of Wanstead Flats, it also benefits from easy access to Forest Gate's sought-after Lanes, with their array of independent shops and eateries. For those with an eye on the future, the house holds exciting potential to extend, subject to planning, adding further flexibility to an already appealing package.

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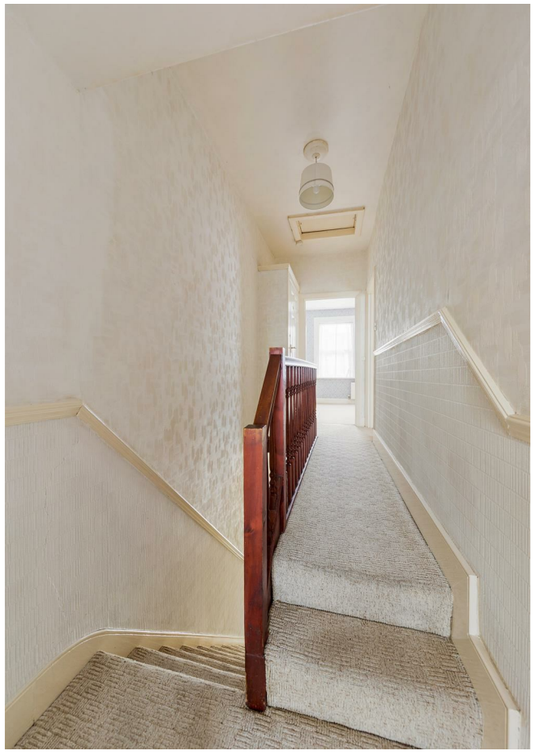

IF YOU LIVED HERE...
The entrance opens into a hallway, from which the reception can be accessed, and the staircase rises to the first floor. The reception stretches through two areas, lending itself to both living and dining. A bay window fills the front with light, while a traditional fireplace provides a focal point. Flowing towards the kitchen, it forms an adaptable backdrop with potential to be reimagined as a warm family space or inviting setting for guests.

The kitchen follows in a galley style with fitted cabinetry and tiled flooring, complemented by a side window drawing in light. Here lies a real opportunity (STPP) to open into the lean-to and bathroom, transforming the rear of the house into a generous kitchen-dining area with wide doors spilling out onto the garden. The bathroom, finished with full-height tiling, benefits from a frosted window for privacy and has space to accommodate a bath if preferred. The lean-to links directly to the garden, its glazed side and doorway offering an appealing transition outside.

The garden extends around 10 metres, laid mostly to lawn with raised borders, established planting, and a terrace ideal for seating. At the far end, an outbuilding provides useful storage or the possibility for further use.

Upstairs, the landing connects three bedrooms and includes a built-in storage cupboard. The principal bedroom, generous in scale, features twin windows and awaits redecoration to unlock its potential. The second room is flexible, offering excellent scope for personalisation as a comfortable bedroom or home office. The third overlooks the garden, its straightforward layout and wood-effect flooring providing another opportunity to shape the room to individual taste.

The surrounding neighbourhood blends green space with a lively community feel. Just a five-minute walk brings you to the popular Railway Arches, home to independent favourites such as Joyau, Giovanna's Deli & Wine, and the Wild Goose Bakery, perfect for coffee and relaxed dining. Forest Gate's "Lanes" add further character, with independent shops and cafés creating a vibrant village-like atmosphere. For a welcoming pub, The Holly Tree is close at hand, known for its family-friendly appeal and charm. Those who enjoy the outdoors will appreciate Wanstead Flats, offering wide open spaces for weekend strolls or more energetic pursuits. Families are also well catered for, with excellent local schools including the outstanding Earlham Primary School.

WHAT ELSE?
Both Wanstead Park and Forest Gate stations are just over 15 minutes away on foot, offering excellent transport links. Wanstead Park sits on the London Overground, while Forest Gate is served by the Elizabeth Line, providing fast and convenient connections across the city and beyond.

A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or meet friends for a drink at Joyau. Or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW
E7 BRANCH MANAGER

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