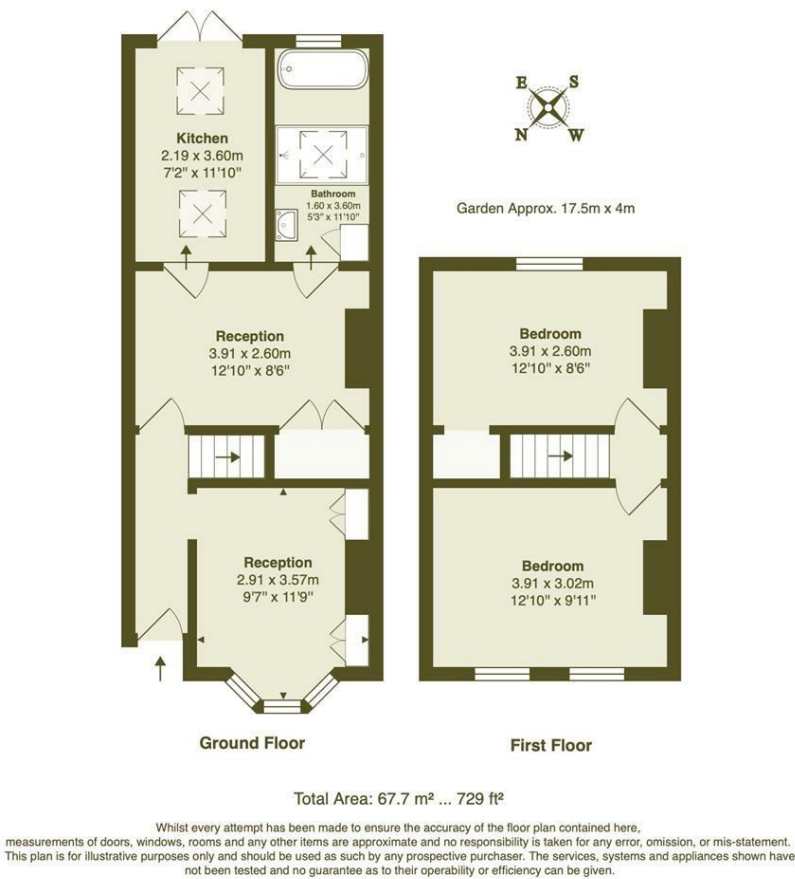




PEVENSEY ROAD, FOREST GATE

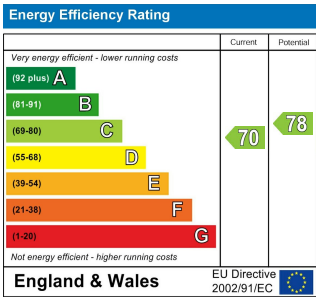
Offers In Excess Of £550,000 Freehold
2 Bed House - Terraced



Features:

- Two Bedroom House
- Victorian Terrace
- South East Facing Garden
- Well Maintained
- Bright Bay fronted Reception Plus Separate Dining Room
- Original Wood Flooring
- Two Double Bedrooms
- Spacious Bathroom With Freestanding Bath
- Desirable Location Close To Wanstead Flats
- Short Walk To Forest Gate Station

A characterful two bedroom Victorian terrace in a well-loved Forest Gate pocket, with Wanstead Flats close by and Forest Gate Station within easy reach. Well maintained throughout, there's plenty of original character here, along with two separate reception rooms, two double bedrooms and a south-east facing garden.



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

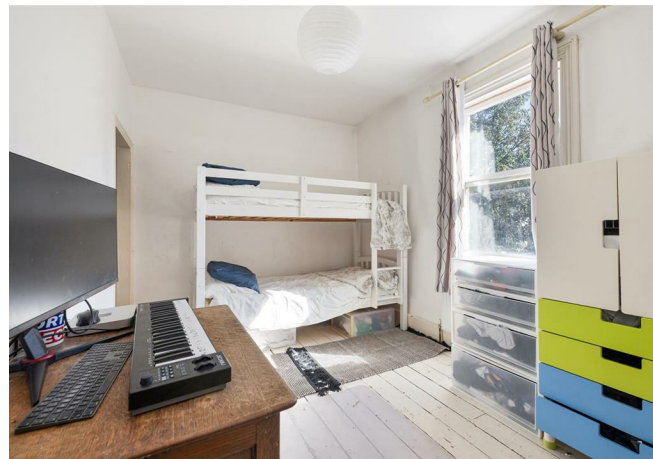
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newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

The bay-fronted reception makes a lovely first impression, bright and full of personality, with original wood flooring, decorative cornicing, an exposed fireplace and shelving tucked neatly into the alcoves. Behind it, the separate dining room continues the timber flooring and character details, with another fireplace and plenty of room to gather around the table. From here, the kitchen sits at the rear, pairing dark cabinetry with timber worktops and white metro tiling. French doors open directly onto the south-east facing garden, a generous, leafy space stretching away from the house.

Upstairs, both bedrooms are comfortable doubles, with the larger stretching across the front of the house. Back downstairs, the bathroom sits beyond the dining room and feels particularly characterful, with a freestanding roll-top

bath, separate shower, patterned floor tiles, soft green walls and stained-glass detailing. Altogether, it's an easy home to settle into, with the warmth and individuality of a Victorian terrace still very much intact.

WHAT ELSE...?

- Forest Gate has become one of East London's most enjoyable neighbourhoods for eating and drinking, with local favourites around Winchelsea Road and the arches, including independent cafés, restaurants and bars.
- Wanstead Flats is close by, giving you a huge sweep of open green space for weekend walks, running and an easy escape from the city without leaving the neighbourhood.
- Forest Gate Station is a short walk away, with Elizabeth line services making journeys across London straightforward, while the area is also well placed for local shops and everyday amenities.



A WORD FROM THE OWNER...

"We have loved living here and hope to stay in the local area – it's been a wonderful place to bring up our young family. The large garden has been a huge plus, giving us plenty of space to relax, play and enjoy eating alfresco with family and friends. The location offers the best of both worlds: beautiful green spaces in one direction, and Westfield and central London within easy reach on the Elizabeth line in the other. The various pubs, Bakery, bars and restaurants on Winchelsea Road are all on the doorstep, while 2 stations and the independent shops and everyday essentials along Woodgrange Road are just a ten-minute walk away. The excellent choice of schools nearby has also made this a fantastic area for family life. The house also offers exciting potential for its next owners. We have detailed plans for an extension and loft conversion, prepared by an award-winning architect which show what could be possible, subject to securing the necessary permissions. What we will miss most, though, is the genuine sense of community – our neighbours are so friendly and always ready to help. We are genuinely sad to leave, but the time feels right for this much-loved house, with its cheeky name, to become a happy home for a new family."

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Reception
9'6" x 11'8"

Reception
12'9" x 8'6"

Kitchen
7'2" x 11'9"

Bathroom
5'2" x 11'9"



Bedroom
12'9" x 9'10"

Bedroom
12'9" x 8'6"

Garden
approx 57'4" x 13'1"



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