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5 Cranmer Road London, E7 0JW Offers in excess of £775,000

Situated within the sought-after Village Area of Forest Gate, this spacious family home is well presented throughout.

Upon entering, the welcoming hallway provides access to all ground floor rooms, as well as a cellar which runs the full length and width of the hallway, providing useful additional storage space. To the front of the property is the impressive through lounge, featuring a large bay window which allows an abundance of natural light to fill the room. The space retains a wealth of Victorian character, including hardwood flooring, a dado rail and feature fireplace. Generously proportioned, the reception room seamlessly extends into the rear section, creating a versatile space which could be utilised as an additional sitting area, dining room or family space. The kitchen has been well maintained and is fitted with a range of wooden wall and base-level units and a selection of freestanding appliances. A door to the side leads through to a useful utility area, which provides further appliance space and access to a ground-floor WC and the rear garden. To the rear is an additional reception room, benefiting from a rear-facing bay window which floods the room with natural light. Offering excellent versatility, this room would make an ideal dining room, breakfast room or family room, depending on the purchaser's requirements.

The rear garden extends to approximately 100'0" and has been beautifully finished. A paved at the front provides an ideal setting for outdoor dining and entertaining, with established flower beds to either side leading onto a generous lawn. Mature shrubs and planting add privacy and greenery, while a garden shed is positioned at the far end.

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Ascending to the first floor, the landing provides access to three well-proportioned double bedrooms, each finished to a good standard and benefiting from excellent natural light. The bedrooms also offer useful built-in storage cupboards. Completing the first floor is a separate family bathroom, fitted with a large bath, hand wash basin and walk-in shower cubicle. There is also excellent potential to convert the loft, subject to the necessary planning permissions and consents, with the possibility of creating two additional bedrooms and an en-suite, subject to the desired layout and feasibility. Similar loft conversions have been carried out elsewhere along the street, providing precedent for potential future development.

Cranmer Road benefits from its proximity to Forest Gate station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes, with Wanstead Park Overground also nearby, expanding travel options across East London. The area is vibrant and well-served by a variety of independent cafes, restaurants, and local favourite's including The Wild Goose Bakery, E7 Movement fitness studio, The Can Club family-friendly café and play zone, Fiore’s Italian eatery, new addition Tipi Coffee Co., Pretty Decent Beer Co., and the award-winning Holly Tree pub, named one of Time Out’s Top 50 London pubs. The property also benefits from being within the catchment area for the highly regarded Woodgrange Infant School, rated Good by Ofsted, and Godwin Junior School, which holds an Outstanding rating.



Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		

Approximate Gross Internal Area 1335 sq ft (124 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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