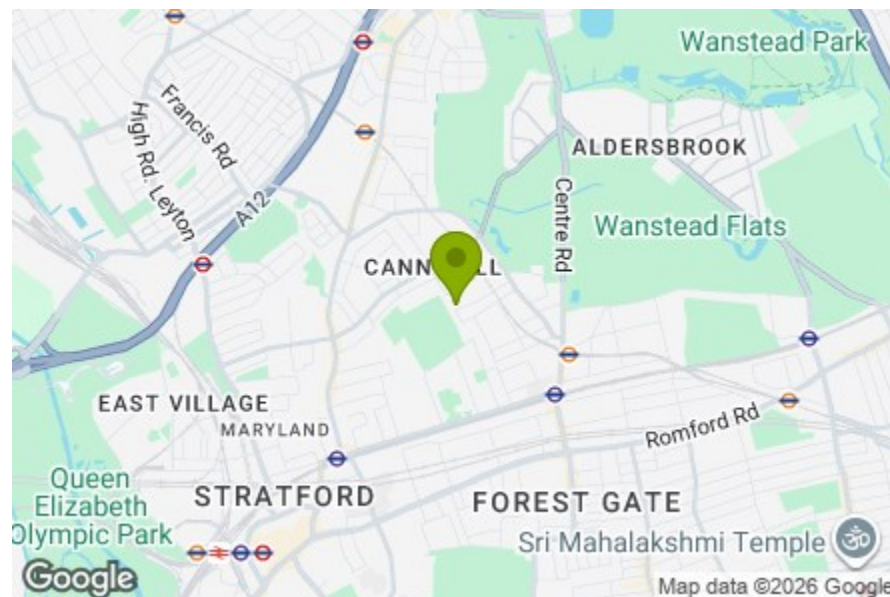


- Reception Room
9'10" x 9'10"
- Reception Room
13'1" x 8'6"
- Storage
- Kitchen
6'10" x 18'5"
- Downstairs WC
- Bedroom
13'1" x 9'11"
- Bathroom
- Bedroom
8'9" x 8'6"
- Garden
approx 27'10" x 12'9"

Total Area: 65.8 m² ... 708 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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	



ODESSA ROAD, FOREST GATE

Offers In Excess Of £600,000 Freehold 2 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Two Bedrooms
- Upstairs 'Jack & Jill' Bathroom
- Well Presented
- Forest Gate 'Lanes'
- Close to Amenities & Green Space
- Downstairs WC
- Landscaped Rear Garden

In the Forest Gate Lanes, this well presented two-bedroom Victorian terraced house sits on a friendly residential street, close to local shops, cafes and the wide open greenery of Wanstead Flats. It is a sought after part of E7 to call home, with a strong neighbourhood feel and a real sense of day to day ease, whether you are heading out for coffee, hopping on the train or taking the long way back through the park.

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IF YOU LIVED HERE...

Step through the front door and the house opens out in a way that feels both practical and inviting. At the front, the first reception room is bright and comfortable, with a bay window, soft tones and plenty of room to settle in. Beyond that, a second reception gives you more flexible living space, whether for dining, working or long, slow weekends at home. To the rear, the galley kitchen is neatly arranged and leads straight out to the landscaped garden, while a downstairs WC adds a useful extra touch for everyday life.

Upstairs, the two bedrooms are calm and well proportioned, with the larger room spanning the full width of the house to the front. The Jack and Jill bathroom sits on this floor, giving

the layout a practical, considered feel that works especially well in a home of this size. Outside, the rear garden has been thoughtfully landscaped, with planting and seating space that make it feel like a natural extension of the house in the warmer months.

WHAT ELSE?

You are in the much loved Forest Gate Lanes, known for its handsome Victorian streets and strong sense of community. Wanstead Flats is close by for walks, runs, weekend picnics and a little breathing space. Forest Gate station is within easy reach, making journeys into the City and beyond pleasingly straightforward. The area is full of well liked local spots, with cafes, pubs and handy amenities all nearby.



A WORD FROM THE OWNER...

"We've really enjoyed our time in Forest Gate - great local amenities nearby including Wild Goose Bakery and Joyau wine bar, and amazing outdoor green space with Wanstead Flats. The Elizabeth line nearby means you can be in central London in half an hour."

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