



TYLNEY ROAD, FOREST GATE

Offers In Excess Of £900,000 Freehold

3 Bed House



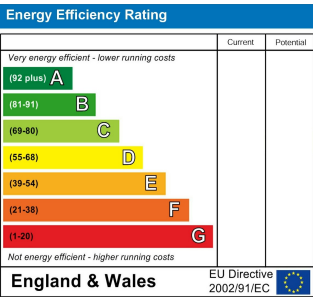
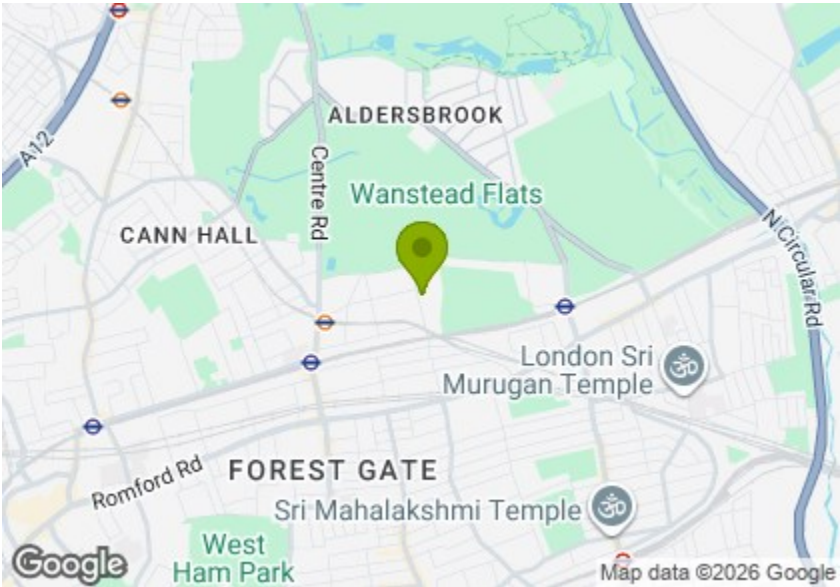
Features:

- Double Fronted Freehold House
- Forest Gate Village Location
- Three Double Bedrooms
- Two Bathrooms
- Airy Open Plan Living/ Entertaining Space
- Off Road Parking Space
- Short Walk to Forest Gate & Woodgrange Park Train Stations
- Converted Victorian Stable With Exposed Timber Beams
- Modern Intergrated Kitchen with Separate Utility Room
- Easy Access to Wanstead Flats

Bright, characterful and beautifully considered throughout, this unique double-fronted three-bedroom home combines an intriguing local history with a wonderfully calm and spacious interior. Originally built in the late 1860s as a Victorian stable/coach house serving the neighbouring public house, the property later became an artisan printing factory before being transformed into the striking home you see today. The local area is just as special, and Forest Gate station is within easy walking distance, too.

The house has generously proportioned rooms across the entire house and comes in around 1,450 square foot of flexible living space, whilst highlights include a fantastic open-plan kitchen, dining and living space, two luxurious bathrooms, a landscaped rear garden with bespoke built-in seating/storage, off-road parking and period features including exposed timber beams.

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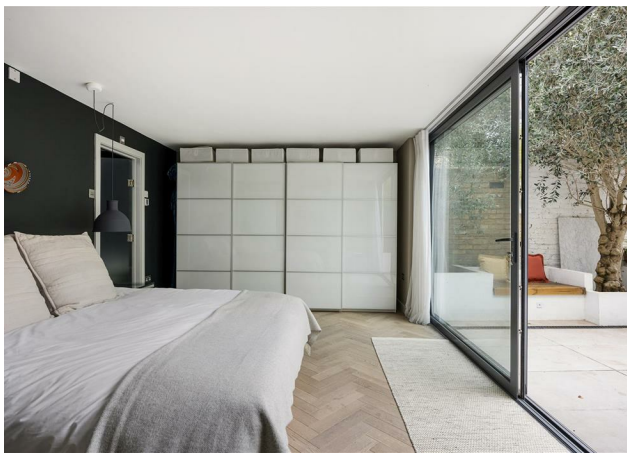
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IF YOU LIVED HERE...

There's an immediate sense of something special. Behind the attractive rendered frontage, your front door opens into a characterful reception room with exposed brickwork, painted ceiling beams and beautiful parquet flooring. It's a sociable space, with plenty of room for relaxing, while the neutral finish and abundance of natural light keep things feeling bright and welcoming.

This leads through to the impressive open-plan kitchen/diner, where sleek contemporary cabinetry sits alongside integrated appliances, plenty of worktop space and room for a large dining table and comfortable seating. More exposed brickwork and timber beams nod to the building's industrial past, while the overall finish is modern and beautifully put together. There's also a useful ground floor double bedroom with its own ensuite, which could work equally well as a guest room, home office or additional reception space, depending on your needs. A separate utility room adds another practical touch, while excellent built-in storage can be found throughout.

Upstairs, two further double bedrooms sit either side of a luxurious shower room, giving everyone plenty of space and privacy. The bathrooms are finished to a high standard, with premium Porcelanosa fittings and tiles, underfloor heating and a custom Corian bath adding an extra touch of luxury. You'll find more sublime decor up here, too – as well as bespoke shutters.

Outside, the generous rear garden is a particularly lovely spot. Paved and surrounded by mature planting and bespoke seating, it has been thoughtfully designed around a magnificent olive tree that's been here for more than 25 years. There's space for outdoor dining and entertaining, while the established greenery gives the garden a lovely secluded feel.

There are some brilliant stories hidden within these walls, too. During work on the rear extension, reclaimed bricks from the original house were discovered, along with two distinctive black bricks stamped by J. H. Sankey & Son of Canning Town, a Victorian building merchant and firebrick manufacturer. They've since been incorporated into the garden wall, providing a rather nice link to the property's past.

Fast forward to the present, and the local community is a big part of the appeal, with an annual Jumble Trail and neighbourhood street party among the events bringing residents together. You're also just a short walk from the independent shops, cafes and restaurants of Forest Gate Village, while Wanstead Flats is around 100 metres away, putting acres of open space on your doorstep.

WHAT ELSE?

- Forest Gate station is a short walk away, where the Elizabeth line puts Liverpool Street around 12 minutes away and Bond Street around 19 minutes away. Woodgrange Park station is also within easy walking distance.
- Wanstead Flats is around 100 metres away, providing acres of open space for dog walks, running, picnics and weekend wandering. Finish up at the Golden Fleece, a short stroll along the edge of the Flats, where you'll find a garden and famously strong local following.
- Around the corner on Avenue Road's railway arches, around six minutes' walk away, there's a growing collection of independent spots on your doorstep, including Fiore Italian, Ramble Cafe and The Reformatory. There's also a handy newsagent directly opposite on Godwin Road. Winchelsea Road is also close by, with further independent eateries and bars including Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Arch Rivals.



A WORD FROM THE OWNER...

"Living here has been incredible. There's a super handy newsagent just across the road on Godwin Road (an absolute lifesaver for Vinted drop-offs). We're only 100 meters from Wanstead Flats, where we've spent endless hours over the last 12 years. It's a genuinely magical place—walking the dog on a cold, foggy morning feels like stepping onto another planet. It's also where all the local kids' parties and social meet-ups happen.

The Golden Fleece pub is just a 7-minute walk along the Flats. The community spirit here is like nothing we've ever experienced, and Christmas Day at the Fleece is the absolute highlight—the garden fills up with hundreds of locals who all know each other.

Every year there's also the local Jumble Trail, and our section at the top of the street gets closed off for a brilliant neighbourhood street party. Our immediate neighbours are honestly the best.

Around the corner on Avenue Road arches (about a 6-minute walk), you've got a fantastic local scene full of hidden gems. Our usual Sunday routine is a class at The Reformatory Reformer Pilates studio, followed by a post-workout cinnamon bun from Ramble Cafe. And for a local weekend nights we enjoy a cozy night at the wonderful Fiore Italian restaurant which is right there on our doorstep.

Something we've truly appreciated about this house—and a feature so many homes lack—is the incredible amount of built-in storage, including hidden

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Reception Room

25'9" x 14'11"

Kitchen

10'2" x 12'11"

Utility Room

6'11" x 4'10"

Bedroom

11'3" x 18'11"

Ensuite

6'5" x 12'7"

Bedroom

13'11" x 12'7"

Shower Room

6'2" x 5'11"

Bedroom

15'8" x 12'8"

Garden

21'9" x 20'0"



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