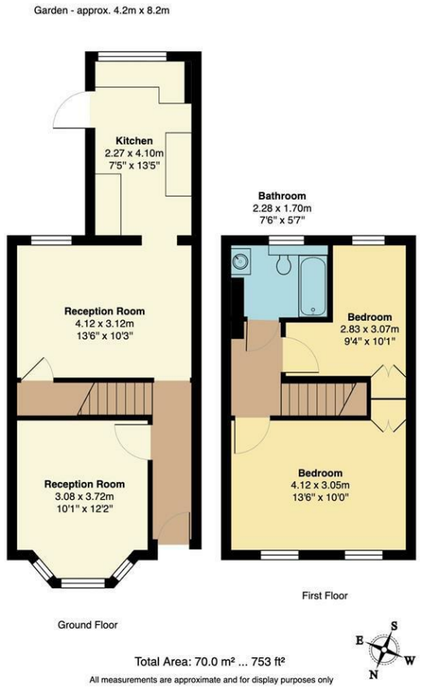


Reception Room
10'1" x 12'2"

Reception Room
13'6" x 10'2"

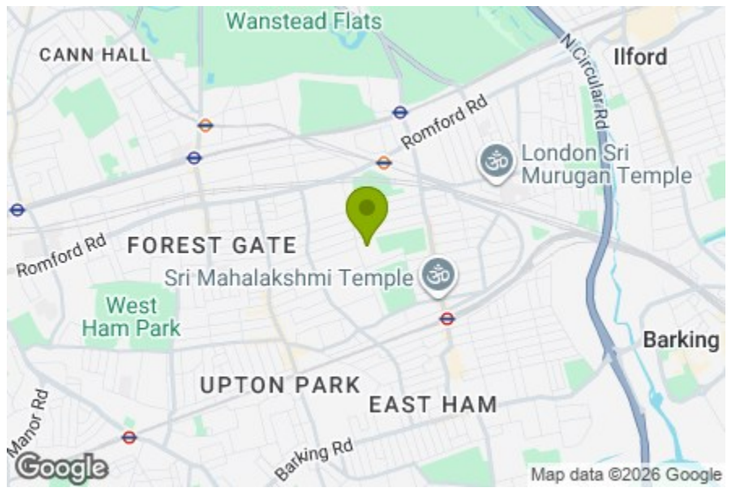
Kitchen
7'5" x 13'5"

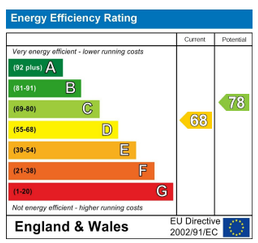
Bedroom
13'6" x 10'0"

Bathroom
7'5" x 5'6"

Bedroom
9'3" x 10'0"

Garden
approx 13'9" x 26'10"





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COLSTON ROAD, FOREST GATE

Offers In Excess Of £475,000 Freehold

2 Bed House - Mid Terrace

Features:

- Two Bedroom House
- South East Facing Garden
- Very Well Presented Throughout
- Two Receptions
- Modern Family Bathroom
- Original Wood Flooring
- Single Bay Fronted
- Short Walk To Plashet Park
- Close To Woodgrange Park Station

Set on a friendly residential street in the heart of Forest Gate, this beautifully presented two bedroom house combines timeless character with carefully considered modern updates. Original wood flooring, two generous reception rooms and a south facing garden create a home that's as practical as it is inviting, while excellent transport links make it an appealing choice for commuters.

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IF YOU LIVED HERE...

Step inside and you'll find a welcoming entrance hall leading to a bright bay fronted reception room, where original wood flooring, soft neutral décor and generous natural light create an immediately homely feel. A second reception sits beyond, offering a versatile living and dining space with an easy flow into the contemporary kitchen at the rear. Finished with sleek white cabinetry, generous worktop space and views over the garden, it's designed for both everyday life and entertaining. Outside, the south facing garden enjoys sunshine throughout the day, with a paved terrace for outdoor dining and a lawn framed by established planting. Practical touches continue throughout the home, with a spacious understairs cupboard, built-in wardrobes and a substantial floored loft providing excellent storage.

Upstairs, both bedrooms are generous doubles, each finished in calm, understated tones that make them easy to settle into. The principal bedroom sits to the front, while the second enjoys leafy garden views. Completing the first floor is a beautifully refurbished family bathroom with a luxurious, spa-like feel. Underfloor heating brings welcome comfort on cooler mornings, while the elegant contemporary finish creates a calm space to begin and end the day. Every room has been thoughtfully maintained, blending period charm with modern comfort to create a home that's ready to enjoy from the moment you move in.

WHAT ELSE?

Manor Park's Elizabeth line station is a short walk away, whisking you into Central London in around 17 minutes, while East Ham station offers District and Hammersmith & City line services. Woodgrange Park Overground is also nearby, with Leytonstone just six minutes away for an ever-growing choice of independent cafés, bars and restaurants.
Plashet Park is moments from your door, offering tennis courts, play areas and open green space, while Wanstead Flats is also within easy reach for longer walks and weekend escapes.



A WORD FROM THE OWNER...

"We've loved living here in our first home for the past decade. We've built a great community of friends who feel like family. This street is no ordinary London street-there's a real community feel with annual street parties, BBQs and neighbours who really look out for each other. Our son has made great friends with both neighbours. There's a thriving community of parents at the local nursery and regular meet ups in the local park. It's fantastic for transport and really well connected making every part of London easily accessible. The flats are amazing to get that feeling of open green space and Wanstead Park is great for longer walks surrounded by nature. There's some great local spots for meeting and eating with friends-The Golden Fleece has a great unpretentious atmosphere and a great place to have a drink on a hot day. There's the Cider Tap which hosts heaps of events for adults and kids. Joyau is great for a more fancy date or alfresco drinks. Atherton is a great gym and the Olympic Pool not far away for swimming. We've poured a lot of love into our home and it's a peaceful place to live, host and work. The garden is a great sun trap and has an urban oasis feel to it. We're sad to leave but hope the next owners enjoy the house and community as much as we did."

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