

WILKINSON

Estate Agents, Sales, Lettings & Property Management



30 Ridley Road
London, E7 0LT
Offers in excess of £735,000

Situated within the ever-popular Village Area of Forest Gate is this well-presented and extended family home, with the added benefit of no onward chain.

Upon entry, the hallway provides access to the through lounge and stairs to the first floor. The spacious open-plan through lounge offers a versatile living arrangement, with an ideal dining area to the rear and an inviting reception space to the front, featuring a stylish fireplace. Both areas benefit from double glazed windows allowing an abundance of natural light to flow through, complemented by a neutral décor scheme and wood-effect flooring. Continuing through, the kitchen is fitted with wooden cabinetry at eye and base level, incorporating a built-in gas hob, extractor hood, freestanding appliances and stainless-steel sink unit, double glazed windows to the side provide natural light, while a rear door leads directly onto the garden. The impressive 70ft East-facing rear garden features a useful side return with potential to extend further, subject to the necessary planning permissions. The garden is mainly lawn with a paved pathway bordered by mature shrubs and flower beds, leading to a further paved area ideal for outdoor dining and entertaining. A summerhouse provides an additional versatile space, perfect for a home office.

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Ascending to the first floor, the spacious double bedroom at the front benefits from a double glazed window allowing plenty of natural light, along with built-in wardrobes. The second double bedroom also features built-in storage and a bright outlook. To the rear, the cleverly designed layout incorporates a utility area and access to the family bathroom. The generously sized bathroom is fitted with a panelled bath, separate walk-in shower cubicle, vanity wash hand basin, WC and frosted rear window, complemented by a tasteful décor scheme. A further staircase provides access to the upper floor, where two additional bedrooms can be found. The front bedroom benefits from the added luxury of its own en-suite.

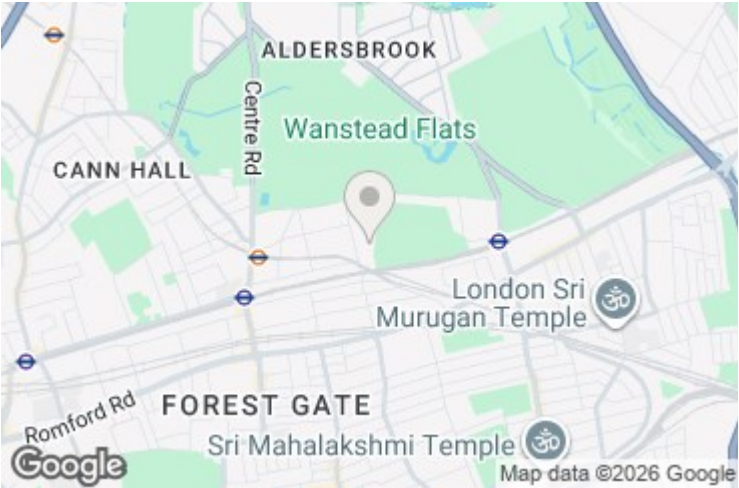
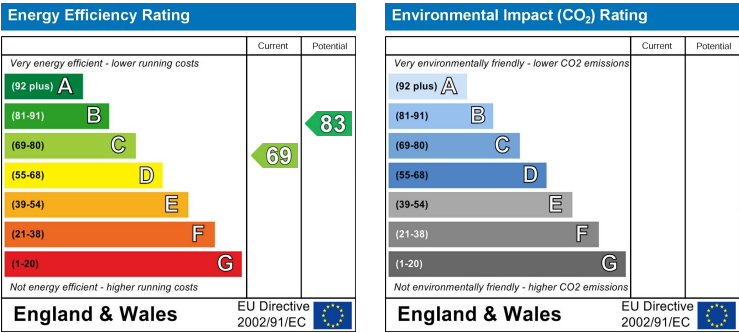
Ridley Road benefits from its proximity to Forest Gate station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes, with Wanstead Park Overground also nearby, expanding travel options across East London. The area is vibrant and well-served by a variety of independent cafes, restaurants, and local favourites 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.

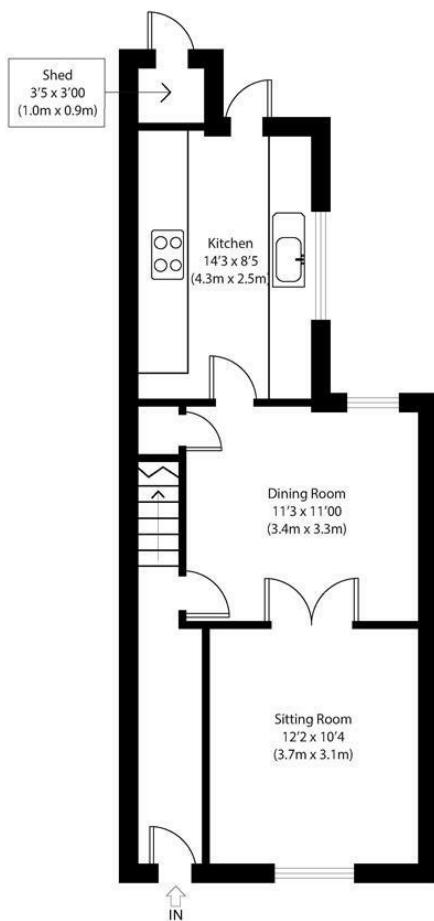
Viewings will be accommodated on Saturday 25th July from 10:00 am, please call to arrange an appointment.

Property Disclaimer

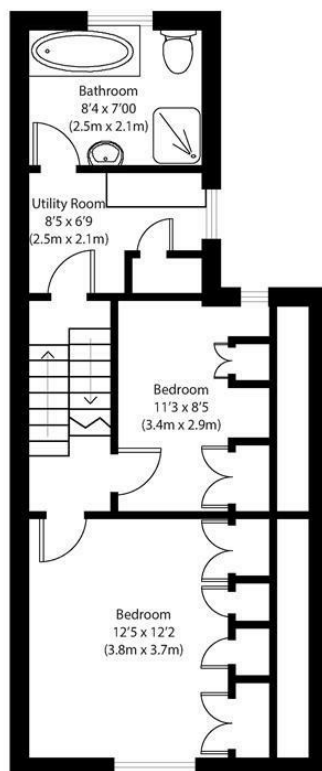
THE PROPERTY MISDESCRIPTION ACT 1991

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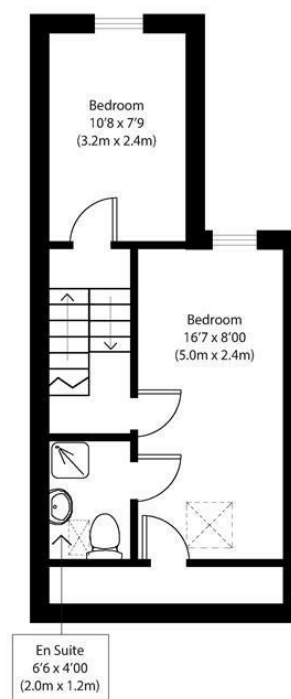




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
1235 sq ft (115 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. Copyright: www.photofloorplans.co.uk

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