

THORPE ROAD



FOREST GATE, E7

HOME STORY



A beautifully considered four-bedroom terraced home, refurbished to a high specification by the current owners and thoughtfully arranged to offer a wonderful balance of style, space and everyday practicality, set within the well-connected neighbourhood of Forest Gate. Thorpe Road is ideally positioned for enjoying the area's varied selection of independent shops, cafés, restaurants and everyday amenities, with Woodgrange Road and the surrounding High Road close by, alongside the much-loved Forest Gate Arches, home to an eclectic mix of independent eateries, bars, creative spaces and local businesses.

For wider shopping and leisure, Stratford and Westfield Stratford City are also within easy reach. Transport links are excellent, with Forest Gate Elizabeth line station providing swift connections into Stratford, Liverpool Street, Canary Wharf and central London, while Wanstead Park Overground offers further connections across east London. For time spent outdoors, the open spaces of Wanstead Flats and West Ham Park are nearby, with Epping Forest also within easy reach, making this a lovely setting for both relaxed weekends and convenient day-to-day living.



THE STORY CONTINUES...



Offered chain free

Excellent connections to London's major airports, with London City Airport accessible via the DLR, Heathrow Airport directly via the Elizabeth line from Forest Gate, and Stansted Airport approximately 45–60 minutes by car, traffic dependent.

Moments from the open spaces of Wanstead Flats

A choice of local schools, including Buxton School, The Jenny Hammond Primary School, Odessa Infant School, St James' C of E Junior School and Forest Gate Community School, with Aldersbrook Primary School also approximately 1.1 miles away. School admissions are subject to individual catchment areas and entry criteria.

Close to Forest Gate Elizabeth line station & Wanstead Park Overground also within easy reach

Road links incl. A12, A406 & M11

Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village



A BEAUTIFULLY
CONSIDERED
FOUR-BEDROOM
TERRACED HOME

RESIDING HERE



A Welcoming Entrance

This charming home begins with a paved pathway leading through the front garden, where an established 'David Lloyd' rose bush, bespoke handmade cedarwood honeycomb rose trellis and painted galvanised steel window boxes frame the deep green front door, offering an inviting first glimpse of the character within.

Stepping inside, the entrance and living room immediately set the tone, blending period charm with a thoughtfully considered interior. A beautiful bay window draws in plenty of natural light, while exposed wooden floorboards bring warmth and character underfoot. Bespoke storage has been cleverly incorporated beneath the staircase, which also houses a beautifully crafted American white oak bookshelf, adding a considered touch of craftsmanship while making excellent use of the space.

A Kitchen Designed for Living

At the heart of the home, the beautifully designed kitchen and dining space brings together practicality, personality and an effortless sense of connection. Deep navy cabinetry sits against crisp Quartz worktops, with a main oven, microwave and separate microwave-oven-grill combination, alongside a gas hob and generous run of storage, creating a kitchen that is as functional as it is inviting. Two electric-opening skylights, complete with automatic rain sensors, draw an abundance of natural light into the space, while warm oil-finished engineered oak herringbone flooring and underfloor heating add both texture and comfort underfoot, with the heating conveniently connected to a Hive thermostat.

Set slightly above the kitchen, the adjoining dining area overlooks the entrance hall, creating a lovely sense of openness between the spaces. Beside the large picture window, a charming seating nook, with incorporated automatic cat flap underneath, enjoys views across the garden, while frameless glass curtain doors open directly outside, providing an uninterrupted connection between the interior and garden. When fully opened, the doors fold neatly to the right, keeping the seating area unobstructed.

Extensive bespoke storage is thoughtfully integrated, including floating shelves with Philips Hue lighting, an under-stairs pantry, dedicated shoe storage, home network storage and a bespoke coat cupboard with an extendable rail. Designed with everyday life in mind, this is a wonderfully sociable space for relaxed dining and entertaining.

An Invitation Outdoors

To the rear, the private garden offers a lovely extension of the home, thoughtfully arranged with Brazilian slate patios, well-proportioned lawn and established planting, creating a peaceful setting for outdoor dining, summer entertaining or simply enjoying a quiet coffee in the sunshine. Mature 'Blushing Bride' blossom and established 'David Lloyd' rose bushes bring seasonal colour and character, while bespoke cedarwood fencing adds to the garden's sense of privacy.

Three Bedrooms Across the First Floor

The first floor is home to three well-proportioned bedrooms, each offering its own character and outlook. To the front, the principal bedroom on this level, currently used as a home office and guest bedroom, features two large sash windows, filling the room with natural light and creating a bright and airy feel.

The second bedroom benefits from its own convenient en-suite shower room, complete with a bespoke solid oak hardwood countertop, making it particularly well suited to busy households or visiting guests. To the rear, the third bedroom enjoys a leafy outlook across the garden, offering a peaceful backdrop and a lovely connection to the greenery beyond.

A Private Retreat Upstairs

Continuing to the second floor, the stunning loft conversion provides a spacious and beautifully presented principal bedroom, offering a calm and private retreat away from the main living spaces. Soft neutral décor and plush carpeting create a warm and restful atmosphere, while a pair of Velux roof windows, fitted with convenient wireless blackout blinds, fill the room with natural light.

Full-height glazed doors open onto a private Juliet-style balcony, overlooking the greenery of the rear garden and bringing a lovely sense of connection to the outdoors. Extensive bespoke fitted wardrobes and eaves storage are thoughtfully incorporated throughout the room, providing generous storage without compromising its proportions, resulting in a peaceful and beautifully considered space to retreat to at the end of the day.

A Bathroom to Unwind In

Completing the home is a beautifully considered contemporary bathroom, designed with a relaxed, boutique feel. The generous walk-in rainfall shower and deep freestanding resin bath offer the choice of a quick start to the day or a slower evening soak, while the large window brings in plenty of natural light.

A bespoke under-sink cabinet with a solid ash hardwood countertop adds warmth and craftsmanship to the monochrome scheme, creating a calm and inviting space that feels equally suited to busy mornings and unwinding at the end of the day.

Outdoor lighting and multiple electrical points make the space equally enjoyable into the evening, with a discreet, purpose-built shed providing useful storage for tools and garden furniture cushions. Pre-installed irrigation and sprinkler systems further enhance the considered design.

FINER DETAILS



Asking Price: £825,000

Freehold

Council Tax Band: C

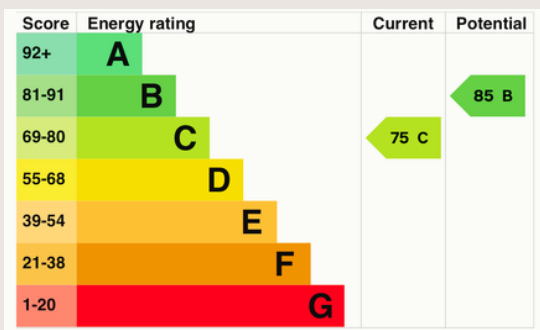
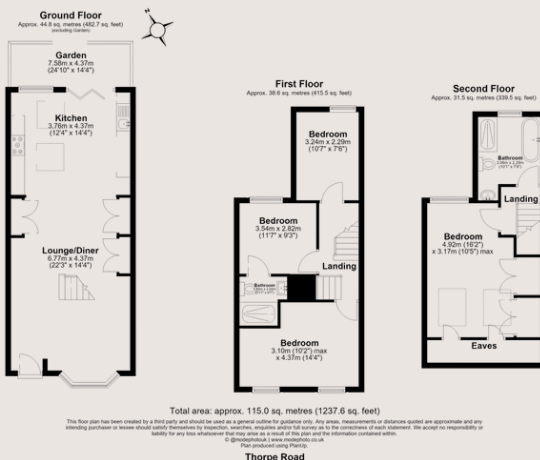
EPC Rating C





HOME FEATURES

- Beautifully presented four bedroom terraced home
- Freehold
- Offered chain free
- Paved front garden
- Bright bay-fronted living area
- Stylish kitchen and sociable dining space
- Dedicated seating nook overlooking the garden
- Three good size bedrooms to first floor
- Two bathrooms, incl. en-suite shower room
- Stunning loft-converted principal bedroom
- Bespoke storage
- Private rear garden
- Moments from the open spaces of Wanstead Flats
- Close to Forest Gate Elizabeth line station
- Wanstead Park Overground also within easy reach
- Excellent local choice of independent cafés, restaurants, pubs and railway-arch venues
- Easy access to Woodgrange Road and local shopping
- Well placed for Stratford, Canary Wharf and central London
- EPC Rating C





Refurbished to a high specification by the current owners and thoughtfully arranged to offer a wonderful balance of style, space and everyday practicality, set within the well-connected neighbourhood of Forest Gate



Thorpe Road is ideally positioned for enjoying the area's varied selection of independent shops, cafes, restaurants and everyday amenities, with Woodgrange Road and the surrounding High Road close by....



IN ADDITION;

From Owner:

General:

We have refurbished and improved all windows and doors:

- Replicate wooden sash windows on the front ground floor bay and to the second floor
- Black aluminium windows and doors on 3rd floor, plus Veluxes to front
- Victorian style floorboards in living room, dining room and to first floor, other than ensuite bathroom.
- Internal doors are fire doors, except for the en-suite bathroom door.
- Certified Plumis Automist misting system (fire suppression) installed to ground floor

Entrance:

- Victorian style tiling at doorstep
- Established David Lloyd Rose Bush
- Bespoke handmade cedar wood honeycomb rose trellis
- Bespoke painted galvanized steel window boxes on bay window
- American white oak bespoke bookshelf in living room
- Banham locks with single key for both night-latch and deadbolt, home insurance certified

Dining Room:

- Extensive bespoke built in storage and floating shelf with Philips Hue strip lighting installed. Includes under stairs pantry, two lots of shoe storage. Server / home network storage and bespoke coat cupboard with extendable telescopic rail to make access to coats easy.

Kitchen:

- Work tops are Quartz
- There is one main oven, a microwave and then a separate microwave-oven-grill-combo.
- Electric opening skylights with automatic rain sensors
- Floor is oil finished engineered oak herringbone
- Underfloor heating installed in kitchen, connected to Hive thermostat.
- The doors are Frameless Glass Curtain doors which mean there is no dark line when the doors are closed which means the uninterrupted views are there even when closed, and they open fully folded to the right, which prevents any hindrance to using the seating areas.
- The seating nook incorporates within it access to an automatic cat flap built in under the picture window.
- Viessman Viodens 100-W boiler installed in May 2021

Loft Bedroom:

- Veluxes with wireless blackout blinds

Loft Bathroom:

- Bath is a very deep freestanding Resin bath
- Bespoke under sink cabinet with a solid ash hardwood countertop

Garden:

- French drain installed to the lawn
- Bespoke cedar wood fence slats
- Mature "blushing bride" blossom tree which flowers beautifully through April and May,
- Established David Lloyd rose bushes
- Multiple outdoor electrical points
- Outdoor lighting
- Shed has been adapted to fit the exact space available behind the kitchen doors, providing shelved storage for tools and garden furniture cushions and access to outdoor
- Brazilian slate patios, both with surface drainage
- Pre-installed irrigation piping and sprinkler system
- Step up to grass from first patio





Note from Owner

"Thorpe Road is genuinely the best place we have ever lived. We couldn't have asked for a better place to raise our two girls, with fantastic local amenities and such easy access both into and out of town.

Having independent pubs, restaurants and coffee shops on our doorstep has been wonderful, and has made working from home a real pleasure. The very nearby parks are expansive and can be walked all the way to the tip of Epping Forest. We have spent more than a decade improving the house, always with the intention of staying here forever, so leaving it is a real wrench.

The connection with the immediate community here has been unmatched to any previous place that we have lived; everyone strives to actively help their neighbours. We hope whoever buys our home will enjoy living here every bit as much as we have."

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hello@theydons.com

0208 539 2009
