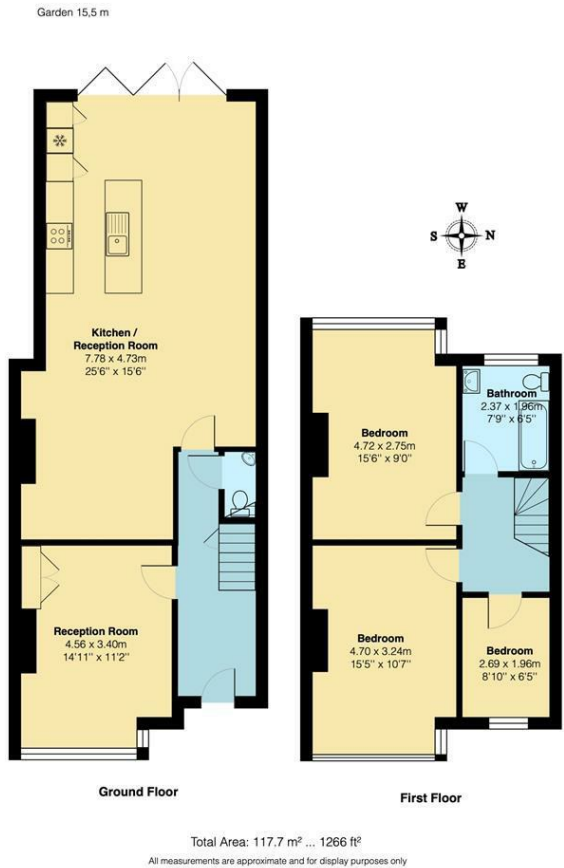


TALBOT ROAD, FOREST GATE

Offers In Excess Of £800,000 Freehold
3 Bed House



Features:

- Freehold Terraced House
- Potential to extend Loft STP
- Located on the sought after 'Lanes'
- Close to Wanstead Flats
- Recently Renovated
- Downstairs WC
- Extended Kitchen Diner
- 50ft Landscaped Garden
- Close to Winchelsea Road

Set on one of Forest Gate's sought after Lanes, this beautifully renovated three bedroom freehold terrace combines generous proportions with thoughtful contemporary updates. Moments from the open green spaces of Wanstead Flats and the independent cafés, restaurants and creative scene of Winchelsea Road, it's a home that balances peaceful residential living with everything that makes this part of East London so well loved.

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0203 397 9797

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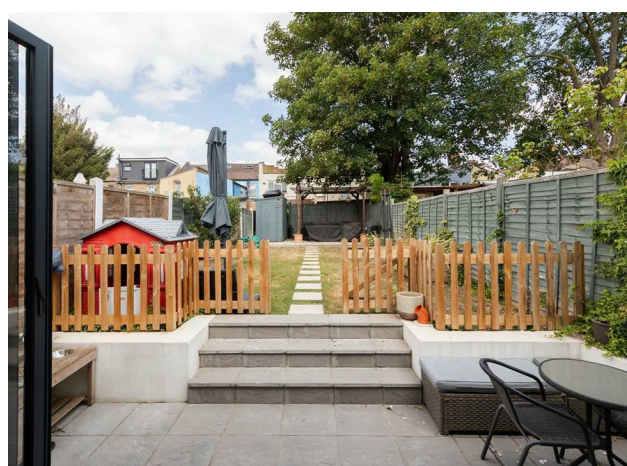
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IF YOU LIVED HERE...

Step through the recessed entrance and into a beautifully presented hallway where striking patterned floor tiles immediately set the tone. At the front of the house, the separate reception room is a calm and inviting retreat, with a broad bay window, bespoke fitted cabinetry, a feature fireplace and rich, considered décor creating a wonderfully cosy atmosphere.

To the rear, the home opens into an impressive extended kitchen, dining and living space designed with everyday life in mind. A large central island anchors the room, while sleek cabinetry runs along one wall, leaving plenty of space for dining, relaxing and entertaining. Wide glazed doors draw in natural light and open directly onto the landscaped rear garden, creating an easy connection between inside and out during the warmer months. A practical ground floor WC sits discreetly beside the staircase.

Upstairs you'll find three well proportioned bedrooms, including two generous doubles and a comfortable third bedroom that would work equally well as a child's room, guest room or study. The contemporary family bathroom is positioned off the landing,

serving all three bedrooms with ease. Recently renovated throughout and with exciting potential to extend into the loft, subject to the usual permissions, this is a home that offers plenty for today while leaving room for the future. Outside, the landscaped rear garden extends to around 50ft, providing a lovely backdrop for entertaining, gardening or simply unwinding at the end of the day.

WHAT ELSE?

- Forest Gate Station and Wanstead Park Station are both within easy reach, offering Elizabeth line, Overground and National Rail connections across London.
- Winchelsea Road has become one of East London's favourite neighbourhood spots, home to independent destinations including Joyau Wine Bar, Pretty Decent Beer Co. and The Wanstead Kitchen, with the arches continuing to attract exciting new openings.
- Wanstead Flats is just a short stroll away, offering acres of open grassland, walking trails, tennis courts and some of the best green space in East London. Families are also well served by several highly regarded Ofsted-rated Good and Outstanding schools nearby.



A WORD FROM THE OWNER...

"We love our home and are only moving to be closer to family. We are less than a 5 min walk from all the best places in Forest Gate - Joyau wine bar, the Holly Tree, the Wild Goose Bakery, E7 Movement. The local community is so strong and in particular where we live is perfect for dog owners and parents."

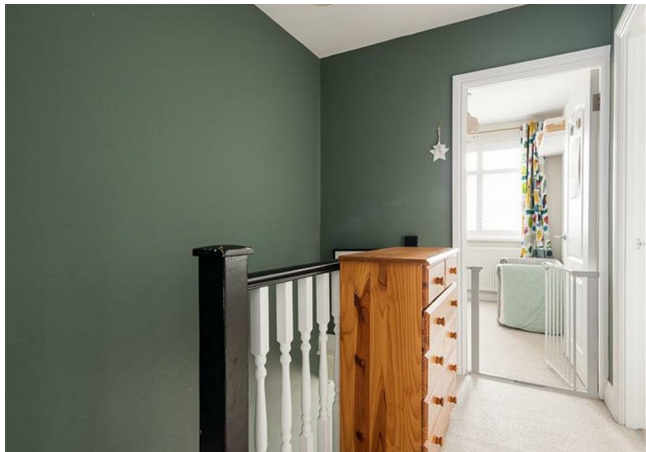
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Reception Room

14'11" x 11'1"

Kitchen / Reception Room

25'6" x 15'6"

Bedroom

8'9" x 6'5"

Bedroom

15'5" x 10'7"

Bedroom

15'5" x 9'0"

Bathroom

7'9" x 6'5"

Garden

50'10"



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