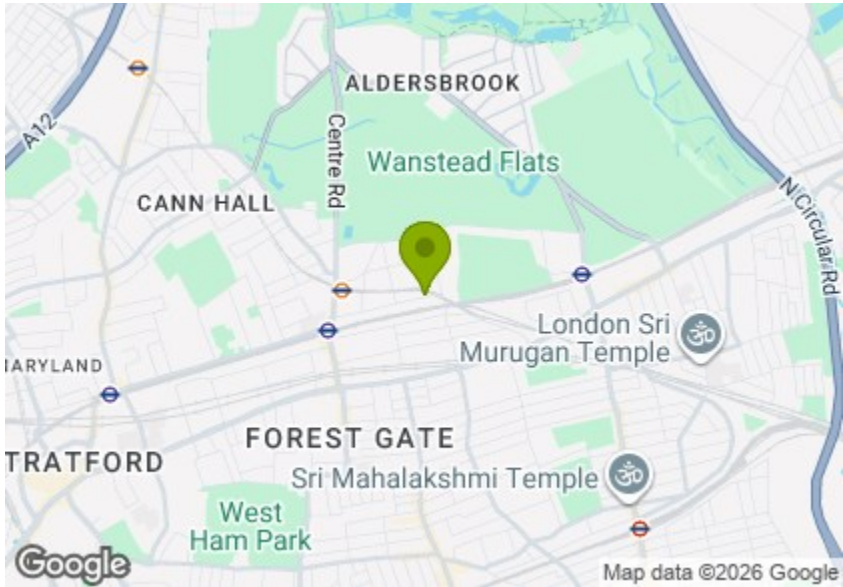


SEBERT ROAD, FOREST GATE

Offers In Excess Of £795,000 Freehold

3 Bed House - Terraced



Features:

- Victorian Terrace House
- Three Double Bedrooms
- Bay Fronted Reception
- Original Features Throughout
- Over 1300 sq ft
- Forest Gate Village
- Moments to Forest Gate Station
- Close to Wanstead Flats

A beautifully finished Victorian terrace home in the heart of Forest Gate Village, with more than 1,300 square feet of versatile space. Original features run throughout, while the soft interiors give the house an airy, welcoming feel. There's a bay-fronted double-reception, as well as a spacious kitchen-diner, and a converted basement providing two further rooms with plenty of potential for work, storage or hobbies.

The location is particularly handy, with Forest Gate station just moments away for Elizabeth line services, and the greenery of Wanstead Flats also within easy reach. It's a house that combines plenty of period character with the practical space and an easy-going feel that gives it all the makings of a forever property.

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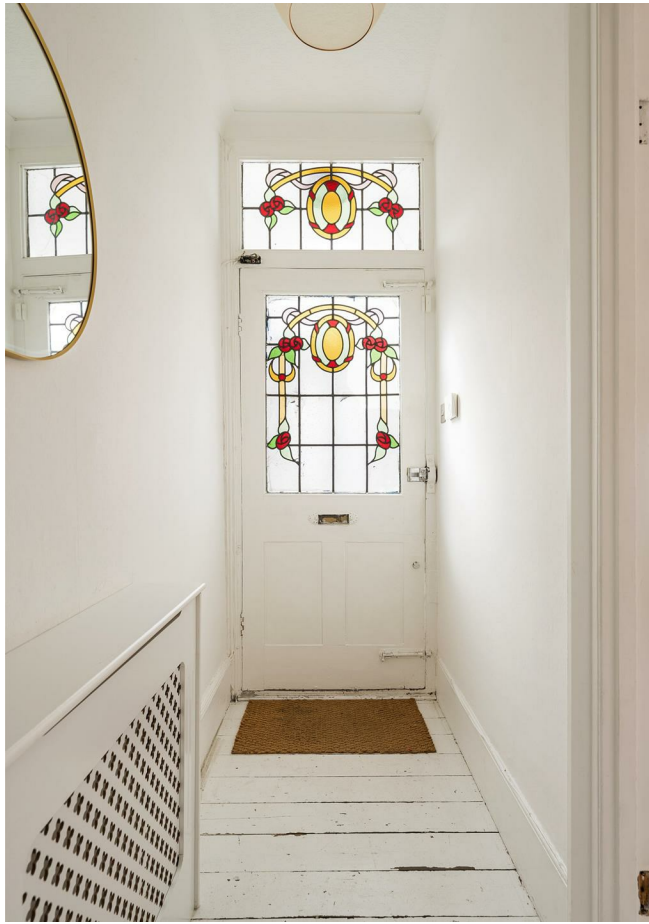
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IF YOU LIVED HERE

Behind the handsome Victorian frontage, the entrance hallway sets the tone, with thoughtful details including a radiator cover and painted floorboards. At the front of the house, the bay-fronted double reception is a wonderfully characterful space, with generous proportions and the period features you'd hope for in a Victorian terrace.

Further back, another reception room connects directly with the kitchen, creating a relaxed kitchen-diner for everyday life. There's plenty of room to cook, eat and hang out together, while the layout retains a useful sense of separation between the different areas.

Head upstairs and you'll find three double bedrooms, each decorated in a soft palette and with its own distinctive tiled fire surround. The first floor bathroom has a fresh, bright feel, while the white decor throughout keeps this floor feeling particularly light and airy.

There's more useful space downstairs, where the converted basement provides two substantial rooms, offering plenty of flexibility for work, hobbies, storage or whatever else you might need.

Outside, the low-maintenance rear garden is an easy extension of the living space, with a patio, soothing shingle and a lovely sense of privacy. It's also unoverlooked at the rear, making it a peaceful spot to sit outside and enjoy the sunshine.

Beyond, you're right in the middle of Forest Gate Village, with local shops, cafés, restaurants and everyday amenities all close at hand. Forest Gate station is just moments away, putting the Elizabeth line within easy reach, while Wanstead Park and Woodgrange Park offer further transport options on the Suffragette line.

WHAT ELSE?

- Wanstead Flats is close by, giving you acres of open space for running, dog walks, picnics and weekend wandering. The Golden Fleece sits along the edge of the Flats, with its beer garden and strong local following.
- Around the railway arches on Avenue Road, you'll find an appealing collection of independent spots including Fiore Italian, Ramble Cafe and The Reformatory.
- Winchelsea Road is another local favourite, with further independent eateries and bars including Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Arch Rivals.



A WORD FROM THE OWNER...

"Sebert Road will always hold a special place in our hearts. We have loved living here and have made so many happy memories with our children.

We will miss the brilliant friends and neighbours we have made on the surrounding streets, and our sunset walks across Wanstead Flats, where you can feel a million miles from the city while still being just twenty minutes from Central London on the Elizabeth Line.

The house itself has been a wonderful family home, with generous proportions, plenty of space and enormous potential to convert the loft or sizeable basement. It's a great house.

The area has so much to offer too, independent shops and bakeries, great pubs and natural wine bars, some of the best Indian street-food takeaways, and, above all, a real sense of community and heart. Westfield and the Olympic Park are a heartbeat away, with amazing new V&A East museum, Sadlers Wells and more on the doorstep.

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Porch

Reception

12'9" x 11'8"

Reception

10'10" x 11'9"

Reception

10'6" x 12'1"

Kitchen

10'6" x 7'6"

Bedroom

10'5" x 14'5"



Bathroom

7'3" x 8'4"

Bedroom

10'10" x 11'9"

Bedroom

16'7" x 12'2"

Basement Room One

16'8" x 11'9"

Basement Room Two

16'8" x 11'8"

Garden

approx 48'0" x 17'0"



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