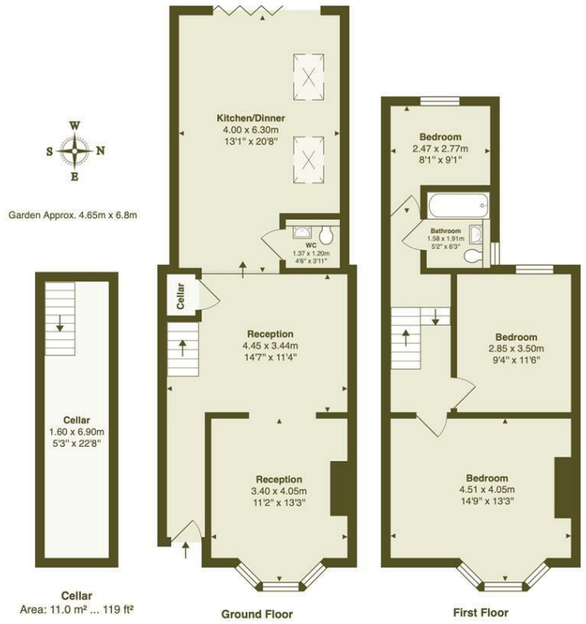
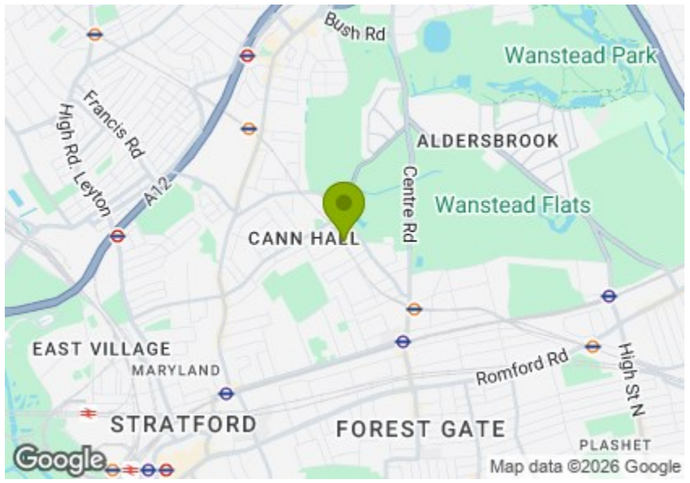
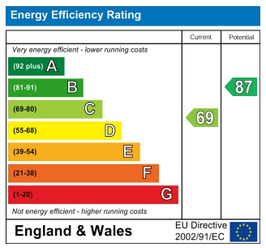


Total Area (Excluding Cellar): 101.5 m² ... 1092 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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THORPE ROAD, FOREST GATE

Offers In Excess Of £750,000 Freehold

3 Bed House - End Terrace

Features:

- End Terrace House
- Three Bedrooms
- Close to Wanstead Flats
- Newly Renovated
- Chain Free
- Close to Forest Gate Station
- Extended Kitchen Diner
- Downstairs WC

A newly renovated three bedroom end terrace in Forest Gate, with Wanstead Flats close by and Forest Gate Station within easy reach. Inside, a pair of reception spaces lead through to an extended kitchen-diner, while the fresh, understated finish continues upstairs. There's also a downstairs WC, private rear garden, cellar and the welcome bonus of a chain-free sale.

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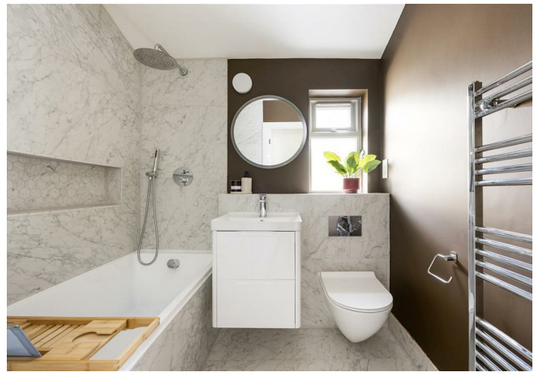

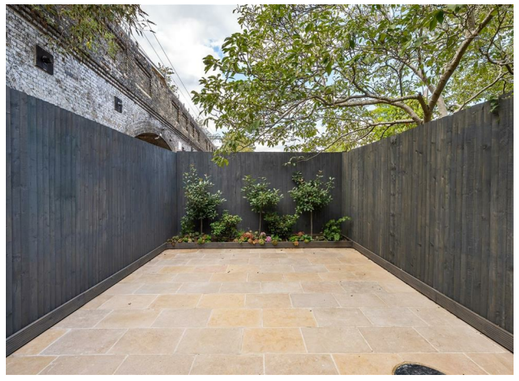

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IF YOU LIVED HERE...

Step inside and the front reception is a calm, bright space, with a bay window and a simple fireplace creating a natural focal point. From here, the layout flows into the second reception, currently arranged for dining and opening directly into the extended kitchen-diner beyond. This is where the renovation really comes into its own. Soft-toned cabinetry, integrated appliances and pale worktops keep things clean and contemporary, while rooflights draw daylight into the space. There's plenty of room to cook, eat and unwind, with wide glazed doors opening straight onto the garden. A downstairs WC sits just off the kitchen-diner, while the floorplan also shows a separate cellar below.

Upstairs, you'll find three bedrooms arranged around the landing, with the largest sitting at the front behind another bay window. All three continue the home's pared-back palette, ready for someone to make their own. The bathroom combines stone-effect tiling with a bath and shower above, vanity unit and heated towel rail. Outside, the rear garden is paved for easy upkeep and enclosed by dark fencing, creating a private spot for long lunches or evenings outside. Altogether, the house feels fresh and easy to settle into, with thoughtful design choices and a layout made for everyday life.

WHAT ELSE...?

Forest Gate has a brilliant independent food and drink scene, with Winchelsea Arches home to local favourites, while the High Street adds plenty more for everyday essentials.
Wanstead Flats is close by, giving you a huge sweep of open green space for weekend walks, running and time outdoors, with the wider reaches of Epping Forest beyond.
Forest Gate Station puts the Elizabeth line within easy reach, making journeys towards Stratford, Liverpool Street and central London particularly straightforward.

A WORD FROM THE EXPERT...

"Forest Gate is one of London's best kept secrets. With great housing, wide green spaces on Wanstead Flats and a friendly atmosphere shaped by independent boutiques, cafés and bars, it has everything you would want in a neighbourhood. Weekends are easily filled with coffee and pastries from The Wild Goose Bakery, fresh pasta from Fiore Truck, dinner at Giovanna's or a brilliant curry from The Wanstead Kitchen. A walk across Wanstead Flats or through Wanstead Park completes the perfect local day out. The Elizabeth line makes Forest Gate incredibly well connected, with Liverpool Street about 12 minutes away, Canary Wharf around 15 and Heathrow reachable directly in under an hour. This mix of character, community and convenience is a big part of its appeal. Most of all, Forest Gate has a creative, independent spirit and a strong sense of community that locals proudly nurture".

BEN CHARLETON
E11 BRANCH MANAGER

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Reception
11'1" x 13'3"

Reception
14'7" x 11'3"

Downstairs WC
4'5" x 3'11"

Kitchen/Diner
13'1" x 20'8"

Bedroom
8'1" x 9'1"

Bathroom
5'2" x 6'3"

Bedroom
9'4" x 11'5"

Bedroom
14'9" x 13'3"

Cellar
5'2" x 22'7"

Garden
approx 15'3" x 22'3"

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