

Reception  
10'0" x 12'4"

Kitchen/Diner  
12'5" x 20'11"

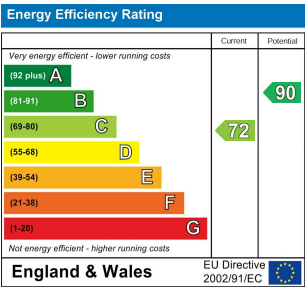
Storage

Bedroom  
13'1" x 10'10"

Bedroom  
7'8" x 11'0"

Bathroom  
8'2" x 9'2"

Garden  
approx 39'8" x 13'5"



## VANSITTART ROAD, FOREST GATE

Offers In Excess Of £650,000 Freehold  
2 Bed House - Mid Terrace



### Features:

- Brick Fronted Victorian Terraced House
- Two Double Bedrooms
- Upstairs Family Bathroom
- Extended Open Plan Kitchen-Diner
- South Facing Garden
- Double Glazed Sash Windows & Shutters
- Close to Forest Gate Station
- Easy Access to Wanstead Flats
- Winchelsea Arches on The Doorstep
- Fully Renovated in 2021

This well presented, brick fronted Victorian terrace offers an attractive blend of classic style and modern living. Inside, there are two double bedrooms and an upstairs family bathroom, alongside an extended open-plan kitchen-diner designed for both everyday life and entertaining. Outside, the south facing garden adds a real sense of space and versatility, creating an inviting area for relaxing or hosting when the weather allows. Double glazed sash windows and shutters bring together character and comfort, while the location places you close to Forest Gate Station for convenient travel. With Wanstead Flats nearby and Winchelsea Arches right on the doorstep, the setting is as appealing as the home itself.

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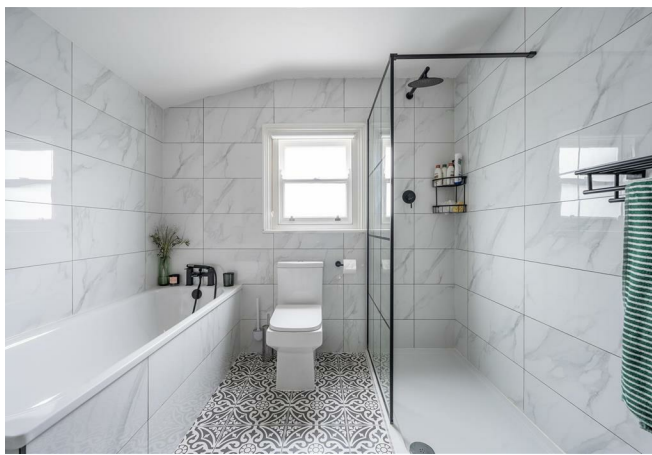
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#### IF YOU LIVED HERE...

A striking frontage with a traditional bay window gives the house a strong, welcoming presence from the street, with period detailing adding character and charm. Step inside and the hallway leads you through to a beautifully inviting reception room where wood flooring and an exposed brick chimney breast create a striking focal point. The bay window draws in soft daylight through shutters that balance privacy with style, setting the tone for a space that feels both elegant and wonderfully comfortable.

To the rear, the kitchen and dining room opens into a generous, social hub designed for modern life. An island sits naturally at its heart, while continuous wood flooring brings warmth and flow from end to end. A skylight overhead enhances the sense of space, and doors opening directly onto the garden make entertaining and everyday living feel effortlessly connected.

Outside, the long south-facing garden enjoys sunshine throughout the day and offers an impressive stretch of outdoor space. Whether enjoyed as it is or gently styled over time, it provides a lovely setting for al fresco dining, relaxing or simply unwinding on a summer evening.

Upstairs, the landing connects the rooms comfortably and includes scope to explore a future loft conversion, subject to the usual permissions. The principal bedroom is

generous and full of character with exposed brick detailing, while the rear bedroom offers a calm, restful setting. The bathroom completes the floor with both a bath and separate shower, finished in soft tiling and patterned flooring for a luxurious, spa-like feel.

Life here extends well beyond the front door, with plenty to enjoy just moments away. The Forest Gate Railway Arches have developed into a vibrant local hub, home to the likes of Ramble Café for weekend brunches, Giovanna's Deli & Wine for Italian-inspired treats and bottles to take home, and Joyau for relaxed dining with an open-kitchen feel. The Holly Tree offers a welcoming spot for an easy pint or supper, while the wide open space of Wanstead Flats provides a refreshing escape for walks and fresh air. Families are well catered for too, with highly regarded schools nearby, including Buxton Primary School, just under a ten-minute walk away.

#### WHAT ELSE?

For commuters, both Forest Gate Station and Wanstead Park Station are around a ten-minute walk away, offering speedy connections into the City, Docklands and beyond. Whether heading into town for work or out at the weekend, having two stations so close by makes travelling feel straightforward and flexible, with easy access to several key routes across London right on your doorstep.



"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  
E12 BRANCH MANAGER

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