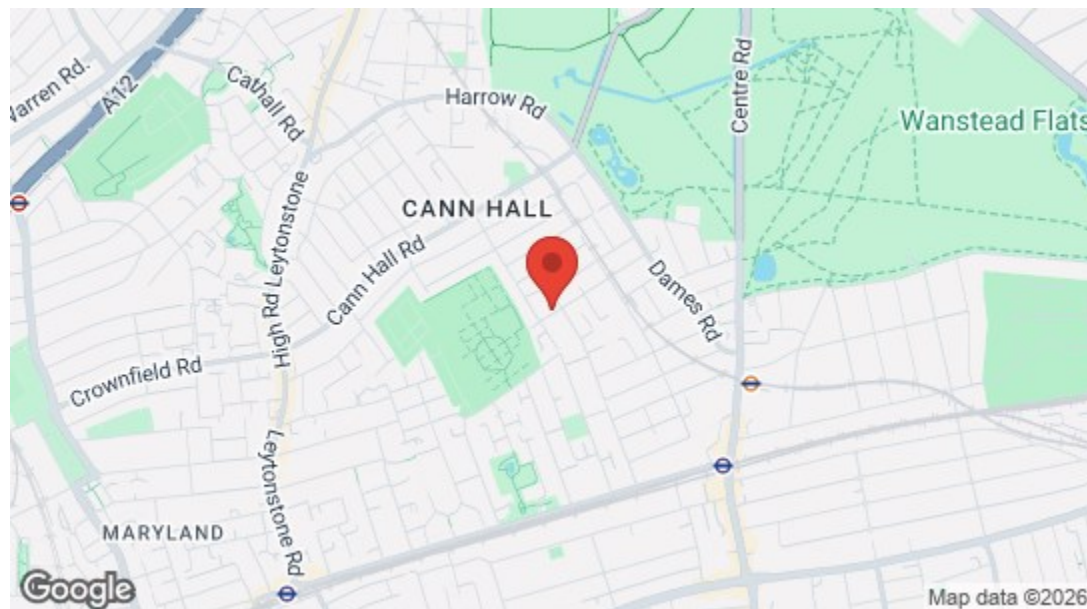
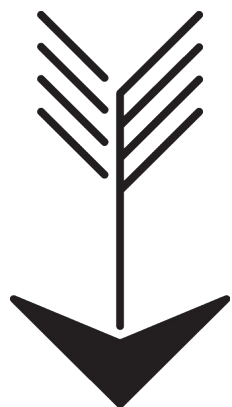


 **Vansittart Road, Forest Gate**
£550,000 Freehold
2 Bed House

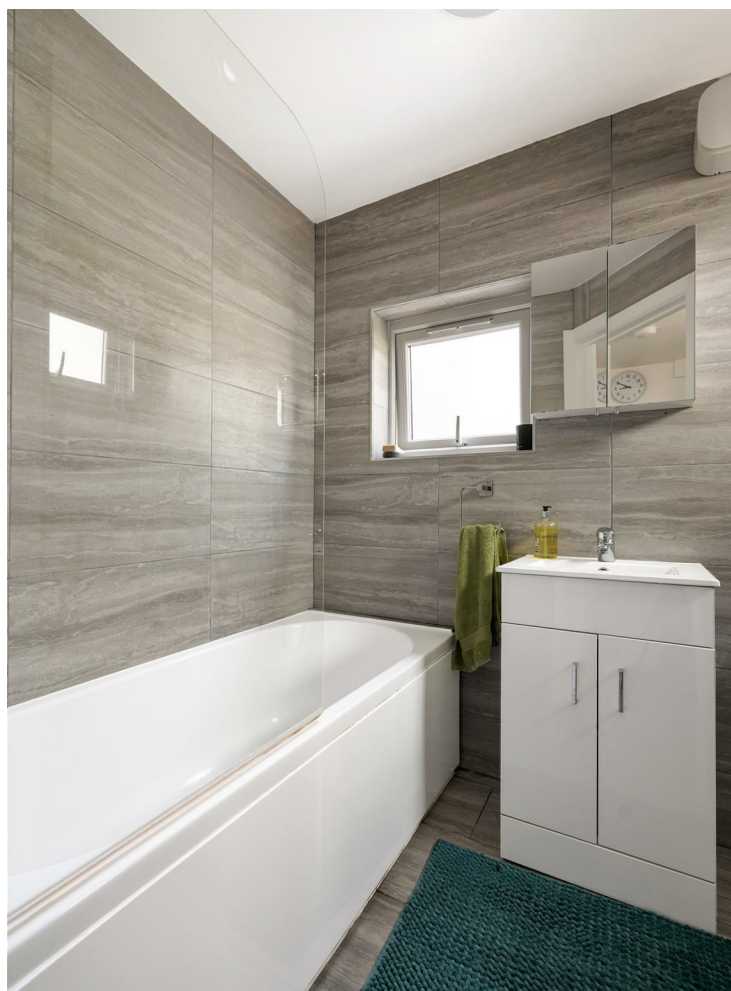


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Features

- Victorian Terraced House
- Two Double Bedrooms
- Freehold
- Modern Kitchen & Bathroom
- Chain Free
- Close to Wanstead Flats
- Walking distance to Forest Gate Station
- Landscaped Garden



A well presented two bedroom Victorian terrace, set on a quiet residential street in the popular 'Lanes' neighbourhood in Forest Gate. This freehold house is being sold chain free, and benefits from having Wanstead Flats and Forest Gate station within walking distance. It is a well placed home with a lovely blend of period character and modern ease, surrounded by a selection of fantastic parks, pubs, restaurants and bakeries.



A WORD FROM THE OWNER...

"It is such a nice street, the neighbours are lovely and quiet, good local shops and walking distance to the Wild Goose bakery and Tamping Grounds cafe and the green spaces are exceptional. We also like how accessible it is to the Elizabeth line and the bus routes into Stratford, Westfield and the Olympic park. It is a very family friendly area with lots of great playgrounds and activities for children "





➤ IF YOU LIVED HERE...

You'd step into a long through reception with a bay window at the front and plenty of room to arrange separate sitting and dining areas. It is a bright, well proportioned space with a simple, contemporary finish that sits easily alongside the home's Victorian character. To the rear, the kitchen is smart and modern in a galley layout, with sleek cabinetry, dark worktops and crisp tiled splashbacks, while the bathroom is finished in a clean, understated style with a full bath and overhead shower.

Upstairs, both bedrooms are comfortable doubles, with the principal bedroom spanning the full width of the house at the front and featuring fitted wardrobes. The second bedroom is also a good size, giving you flexibility for guests, working from home or a nursery. Outside, the landscaped rear garden adds another appealing layer, with space for sitting out, dining and enjoying warmer days.

WHAT ELSE?

Forest Gate continues to win people over with its sense of community, handsome Victorian streets and easy access to both open green space and central London. Wanstead Flats is close enough for weekend walks, runs and a breath of fresh air, while Forest Gate station puts the Elizabeth line within easy reach for swift links across the capital. You're also well placed for the independent cafes, restaurants and arches around Winchelsea Road, as well as the everyday shops and conveniences along Forest Gate's main high street.

