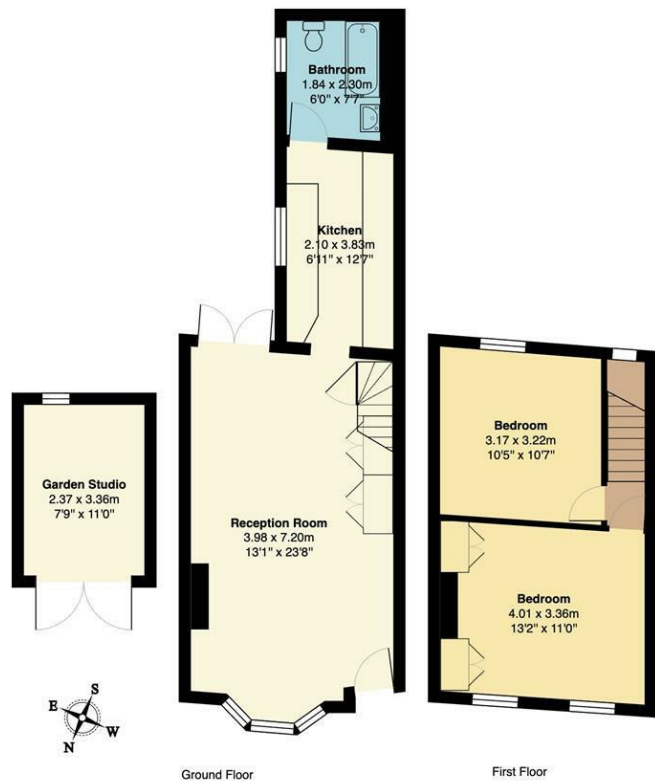




Total Area: 75.6 m² ... 814 ft²
All measurements are approximate and for display purposes only

Reception Room
13'0" x 23'7"

Kitchen
6'10" x 12'6"

Bathroom
6'0" x 7'6"

Bedroom
10'4" x 10'6"

Bedroom
13'1" x 11'0"

Bedroom
13'1" x 11'0"

Garden Studio
7'9" x 11'0"



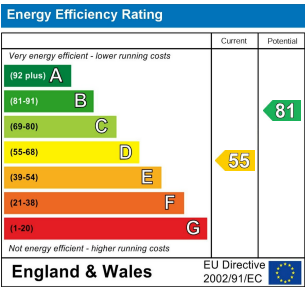
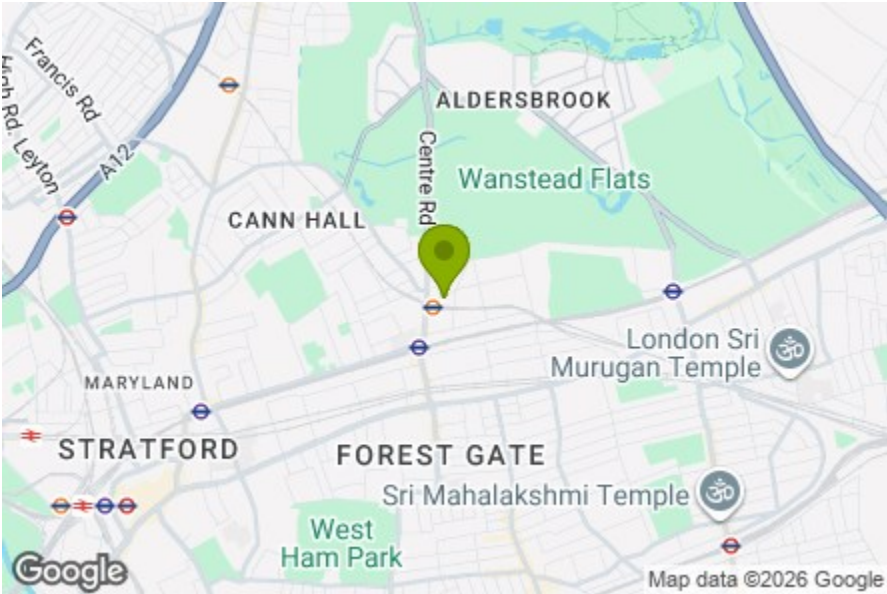
CHESTNUT AVENUE, FOREST GATE
Offers In Excess Of £625,000 Freehold
2 Bed House - Terraced



Features:

- Two Bedroom House
- Victorian Terrace
- South East Facing Garden
- Beautifully Presented Throughout
- Spacious Through Reception
- Fully Integrated Kitchen
- Two Double Bedrooms
- Garden Studio
- Short Walk To Forest Gate And Wanstead Park Stations
- Close To Wanstead Flats

A beautifully presented two bedroom Victorian terrace with a south east facing garden and a detached garden studio, set on a peaceful residential street just a short walk from Forest Gate and Wanstead Park stations. With Wanstead Flats close by and the independent cafés, restaurants and shops of Forest Gate within easy reach, this is a home that balances character, comfort and excellent connectivity.



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IF YOU LIVED HERE...

Step through the front door and you're welcomed into a wonderfully spacious through reception, where a bay window fills the front of the room with natural light while a feature fireplace adds warmth and character. The generous proportions make it easy to create distinct living and dining areas, with soft neutral décor and timber flooring bringing everything together. To the rear, the fully integrated kitchen has been thoughtfully designed with sleek cabinetry, generous worktop space and direct access to the garden. Beyond the kitchen sits the contemporary family bathroom, finished in crisp white with clean, modern fittings.

Upstairs you'll find two beautifully presented double bedrooms, each offering excellent proportions and fitted storage. The principal bedroom spans the full width of the house, while the second bedroom is another comfortable double overlooking the rear. Outside, the south east facing garden is a lovely extension of the home, with a lawn, paved seating area and established planting creating plenty of room to enjoy warmer months. At the

far end, the detached garden studio offers a versatile retreat that's equally suited to home working, creative projects or a peaceful place to unwind.

WHAT ELSE?

Forest Gate and Wanstead Park stations are both within a short walk, offering Elizabeth line and Overground connections for quick journeys into the City, the West End and beyond. Wanstead Flats is moments away, with wide open green space, woodland walks, running routes and grazing horses giving you a welcome escape from the pace of London life. Forest Gate continues to grow as one of East London's most exciting neighbourhoods. Start your morning with excellent coffee and one of Ramble's much-loved cinnamon buns, then spend the evening exploring the independent food and drink spots beneath the Winchelsea Arches or enjoying seasonal plates at Joyau.



A WORD FROM THE OWNER...

"We moved here seven years ago and this home has been our happy place, our sanctuary. Leaving it is a very difficult decision. For us, the location is perfect: next to the flats, close to the trains, in a lovely village area with a real sense of community. Neighbours pop in and out for tea, the primary school is just around the corner, and on sunny evenings we walk on the flats as a family. There's a wonderful cafe minutes from the house and a lovely spot nearby for an evening glass of wine. A late night is no problem when you're right next to the trains, and a forgotten bottle of milk can be quickly grabbed from the corner shops. In winter, the wood-burning stove keeps the blues at bay. The garden is wonderfully long, and we sit out each morning with a coffee surrounded by trees, hardly believing we're in London - just 18 minutes from Soho on the Elizabeth line. We hope whoever sees this house can feel the love and care here, and that it becomes their happy home too."

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