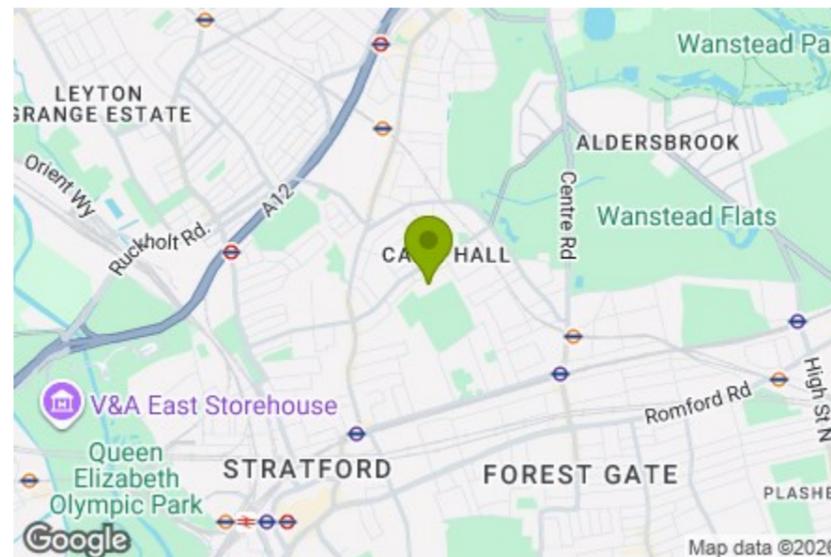




Total Area: 110.0 m² ... 1184 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only

- Reception Room
12'8" x 10'7"
- Reception Room
12'0" x 10'9"
- Kitchen
12'10" x 8'7"
- Bedroom
14'0" x 10'11"
- Bedroom
10'11" x 9'0"
- Bathroom
11'1" x 8'5"
- Bedroom
13'3" x 13'1"
- Ensuite
7'10" x 3'9"
- Eaves Storage
7'10" x 3'9"
- Bedroom
10'6" x 8'4"
- Garden
32'9"



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



TRUMPINGTON ROAD, Offers In Excess Of £795,000 Freehold 4 Bed House



Features:

- Four Bedroom Victorian House
- Bay Fronted Reception
- Recently Refurbished
- Converted Loft
- Crittall Doors leading to Landscaped Garden
- Stunning Family Bathroom with Bath and Walk in Shower
- Stones Throw To Wanstead Flats
- Close to Forest Gate and Wanstead Park Stations
- Great Location Close to the Popular Winchelsea Arches

This four-bedroom Victorian home has been recently refurbished, revealing an interior that feels both considered and inviting. A bay-fronted reception defines the front of the property, while the converted loft provides two additional bedrooms, including one with an ensuite, forming a substantial and well-integrated upper level. At the rear, Crittall doors lead out to a landscaped garden, while the family bathroom pairs a bath and walk-in shower with a calm, cohesive finish. Wanstead Flats lies just moments away, with Forest Gate and Wanstead Park stations close by, alongside the popular cafés, bars and independents at Winchelsea Arches.

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IF YOU LIVED HERE...

The frontage presents beautifully, with a crisp rendered façade, restored detailing and a striking bay window that gives the house real presence. Dark-framed windows and a well-considered entrance set a confident tone on arrival, hinting at the quality found within.

Inside, the entrance hall leads through to two reception rooms that connect effortlessly while retaining their own identity. The front room is shaped around the bay window and enriched by a decorative fireplace, ceiling rose and bespoke cabinetry, creating a composed and softly detailed setting. To the rear, the second reception continues the same cohesive presence, with further built-in storage, another fireplace and carefully handled detailing. Beyond, the kitchen is richly detailed with classic cabinetry, marble surfaces and warm brass accents, its proportions feeling balanced and assured. Glazed doors introduce natural daylight and allow the room to relate gracefully to the garden, where a paved terrace steps onto a lawn, with a subtly raised section at the far end lending structure and depth.

Upstairs, the first floor offers two generously sized bedrooms, one with twin windows and fitted wardrobes, the other with built-in storage and a quieter outlook. The family bathroom is thoughtfully finished, with a freestanding bath beneath the window, textured flooring and warm timber details creating a refined, considered feel. The top floor continues the sense of quality, with a skylit landing leading to two further bedrooms. One enjoys a wide window and balanced proportions, while the

principal bedroom sits beneath skylights and includes eaves storage and an elegant ensuite, completing a home with a strong sense of design throughout.

Set within a well-connected and characterful neighbourhood, the surrounding area offers a pleasing mix of green space, independent favourites and everyday amenities. Tamping Grounds is nearby for excellent coffee before a walk across Wanstead Flats, part of the wider forest and prized for its open grassland and sense of scale. The Holly Tree is a popular local with a relaxed, family-friendly feel, while Winchelsea Arches brings together much-loved independents including Wild Goose Bakery for artisan breads and pastries, Wanstead Tap for a well-curated drinks list, and Joyau for a well-curated wine list. Families are well served by a strong choice of schools, with the highly regarded Jenny Hammond Primary School just a six-minute walk away.

WHAT ELSE?

Transport links are well placed, with Wanstead Park Station reached in just over 15 minutes on foot, offering swift connections across the city. Forest Gate Station is a little further on, providing fast Elizabeth line services into central London and beyond.



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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