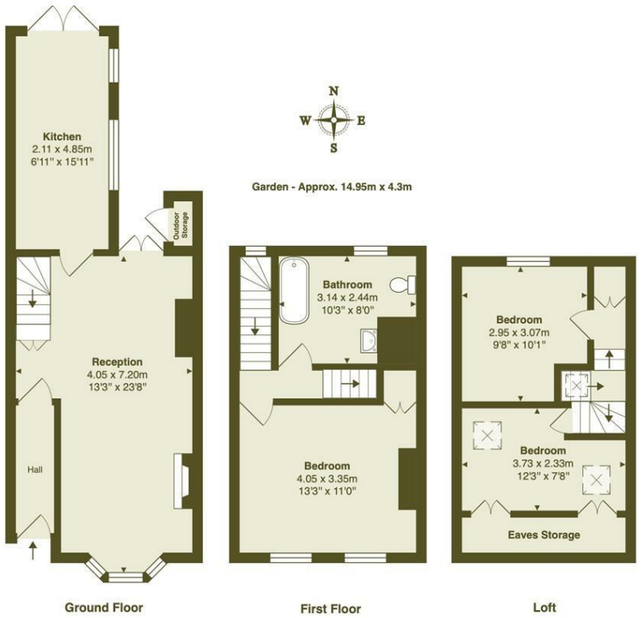
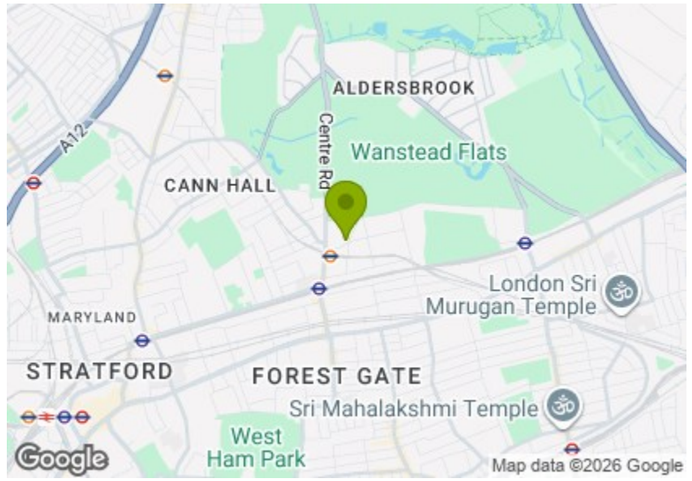
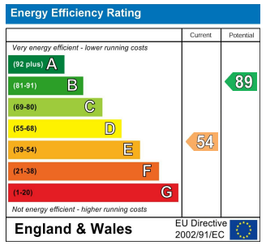


Total Area (Excluding Eaves Storage & Outdoor Storage): 85.8 m² ... 923 ft²

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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CHESTNUT AVENUE, FOREST GATE
Offers In Excess Of £650,000 Freehold
2 Bed House - Terraced

Features:

- Victorian Terraced House
- Two Bedrooms Plus Study
- Very Well Presented Throughout
- Bay Fronted Through Reception
- Fully Integrated Kitchen
- Spacious First Floor Family Bathroom
- Converted Loft
- Private Garden
- Desirable Location Close To Wanstead Flats
- Close To Forest Gate And Wanstead Park Stations

Positioned just minutes from the sprawling nature of Wanstead Flats, this beautifully presented Victorian terraced house offers a wonderfully characterful home in a highly desirable location. Alongside its two bedrooms and useful study, there's a bay-fronted through reception, fully integrated kitchen, spacious first floor family bathroom and converted loft, while outside you'll find a private garden.

It's all just a short hop from the wonderful amenities of Forest Gate and Wanstead Park, with excellent transport connections making central London easily accessible via the Elizabeth line and Suffragette Overground.

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IF YOU LIVE HERE...

Beyond that charming frontage, you'll find an impressive home with a wonderful balance of traditional features, vintage-style touches and thoughtful modern updates, all packed into its almost 1,000 square feet.

The dual-aspect through-lounge has been beautifully designed, with immaculate decor, a handsome fire surround and considered period-inspired touches such as the column radiators. That vintage feel continues throughout the house, with a lovely collection of details, classic materials and characterful finishes giving the interiors a distinctive sense of style without ever feeling overdone.

At the rear, your dine-in kitchen is glorious, with shaker-style units and timber worktops adding to that timeless aesthetic. The striking monochrome floor extends seamlessly via the vivid blue patio doors onto the glorious patio, where you'll love relaxing and taking in the view of the rich foliage.

On the first floor you'll find a stylish bedroom, alongside a show-stopping family bathroom with a clawfoot tub and an especially lovely collection of vintage-inspired features.

Finally, head up to the converted loft and you'll find two further rooms, one a bedroom and the other an excellent study, giving you plenty of flexibility as your needs change.

As for beyond, Winchelsea Road is a short hop on foot and has a winning selection of drinking and dining spots, including Pretty Decent Beer Company Tap Room, Joyau wine bar, The Rookwood Village and Wild Goose Bakery. After all that eating, you might fancy a stroll around Wanstead Flats. Once the favoured hunting grounds of Henry VIII, it's just as popular today, albeit as a space for more traditional pursuits, such as jogging, dog walking and general chilling.

WHAT ELSE?
- Forest Gate station is six minutes on foot, where you can use the Elizabeth line to get directly to Liverpool Street in about 15 mins or Tottenham Court Road in 20 mins. Wanstead Park is even nearer for the Suffragette Overground line.
- Drivers have easy access to the M25 and North Circular.
-You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short four minute hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).

A WORD FROM THE OWNER...

"For me the location is perfect, so close to both stations and the shops and cafes on the high street without being on a busy road. And then in the other direction is Wanstead flats for a morning walk, and on to Wanstead Park beyond Aldersbrook. There is a lovely sense of community in the area, with lots of families and vibrant local businesses, some great pubs. The house was a labour of love for Ruth. It needed some TLC when we first got the keys but that meant we were able to modernise while keeping the period charm of the building. We're both artists and Ruth's eye for design and appreciation for the authentic style of a victorian house helped make it a great place for our son to grow up."

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Hall

Reception
13'3" x 23'7"

Outdoor Storage

Kitchen
6'11" x 15'10"

Bathroom
10'3" x 8'0"

Bedroom
13'3" x 10'11"

Bedroom
9'8" x 10'0"

Bedroom
12'2" x 7'7"

Eaves Storage

Garden
approx 49'0" x 14'1"

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