

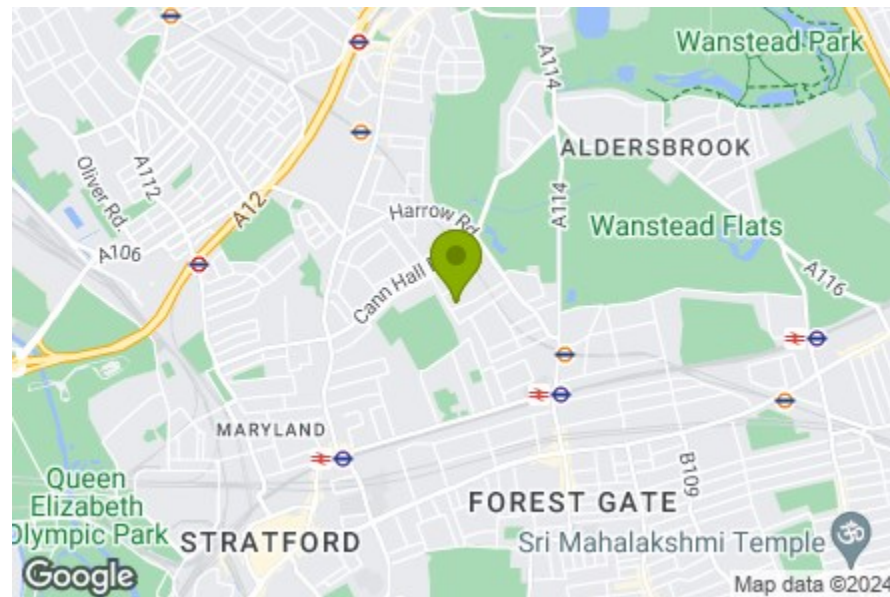
Reception Room  
23'7" x 12'11"

Kitchen  
11'4" x 6'10"

Bathroom  
8'8" x 8'0"

Bedroom  
12'11" x 10'2"

Bedroom  
12'11" x 8'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## HUDDLESTONE ROAD, FOREST GATE Offers In Excess Of £535,000 Freehold 2 Bed House - Terraced



### Features:

- Two Bedrooms
- South Facing Garden
- Immaculate Condition
- Underfloor Heating in Bathroom
- Open Plan
- Moments from Winchelsea Road
- A Short Walk to Wanstead Flats
- Close to Forest Gate Station

A bright and brilliant two-bedroom home with a spacious layout and period touches, such as the bay windows.

It's just a few minutes from the brilliant amenities of Winchelsea Road and the historical greenery of Wanstead Flats, while Forest Gate station is 13 mins away on foot, where you can hop on the Elizabeth line and reach central London in less time than it takes to read a chapter of your book.

Other property highlights include the south-facing rear garden, underfloor heating in the bathroom and open plan living space, not to mention the immaculate decor.

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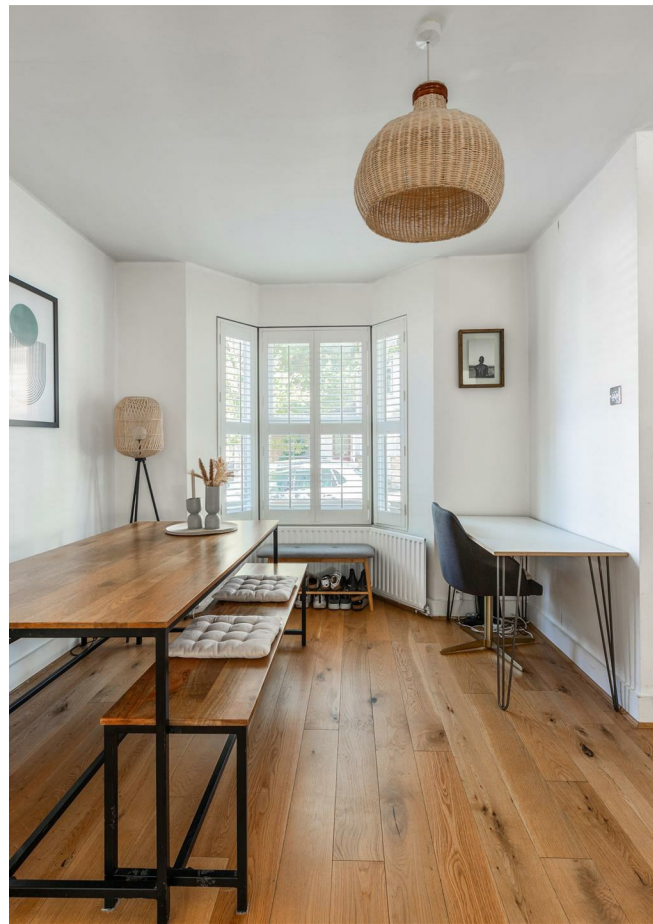
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**IF YOU LIVED HERE...**

You'll be welcoming friends and family alike into your smart and bright 340 square foot lounge/diner. Laid out around your open plan staircase, dual aspect and with blonde engineered hardwood underfoot, it's a real showpiece and the perfect space for hosting. Towards the rear you have your equally stylish kitchen, complete with timber worktops, sleek white cabinets and built in appliances, all leading into the family bathroom - a pristine space with grey Italian ceramic tiling underfoot, underfloor heating, a freestanding tub and separate walk-in rainfall shower cubicle. Upstairs both bedrooms are solid doubles of well over 120 square feet. When you can finally tear yourself away from your lovely home, you'll be delighted to find some fantastic amenities nearby. Start with a stroll to Wanstead Flats (Henry VIII's favoured hunting ground), which is ideal for dog-walkers, fitness fans and picnickers. Hungry? Head to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches - about 15 mins on foot. Look out for Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery. In the other direction, you'll

come across the Golden Fleece, a traditional pub with a beer garden, well-stocked menu and a great selection of locally brewed ales.

**WHAT ELSE?**

- Forest Gate station is around 13 minutes on foot, where you can use the Crossrail to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins. Drivers have easy access to the M25 and North Circular.
- Parents will be pleased to know you have a wide choice 'Good' and 'Outstanding' primary and secondary school less than a mile away on foot.
- 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...**

"We've loved our time in Forest Gate on Huddlestone Road and it's a bittersweet feeling moving on but we're looking for a bit more space as our family grows. It's a lovely road with a genuine community feel that you don't often find in London - we have a thriving Whatsapp group that can solve any problem, an annual streetparty and we've been blessed with particularly lovely neighbours (shout out to Stu who pops in and looks after our cat Gus when we're away!). Some of our favourite things about the property are;

- Being so close to Wanstead Flats - one of London's hidden gems and amazing for year round walks.
- The Sunday farmers market at Buxton School
- Having so many independent businesses on our doorstep - sourdough from Wild Goose, yoga at E7 Movement and Joyau wine bar and Wanstead Tap literally at the end of the road.
- A great nursery within a 5 minute walk.
- BBQ's in the garden."

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