

BALMORAL ROAD, FOREST GATE

Offers In Excess Of £600,000 Freehold
2 Bed House - Semi-Detached



Features:

- Two Bedroom House
- Garden Studio
- Close to Forest Gate Station
- Forest Gate Village
- Recently Renovated
- Close to Wanstead Flats

An impeccably appointed two double bedroom semi detached home with an east-facing garden (with studio), in our coveted Forest Gate Village. With vast greenery in easy reach, and superlative transport connections, this is quite a find.

A twelve minute stroll brings you to Forest Gate station for the Elizabeth line's vast array of connections. Wanstead Park overground station's four minutes further, where a four-stop shuttle brings you to Blackhorse Road to change to the speedy Victoria line.

REQUEST A VIEWING
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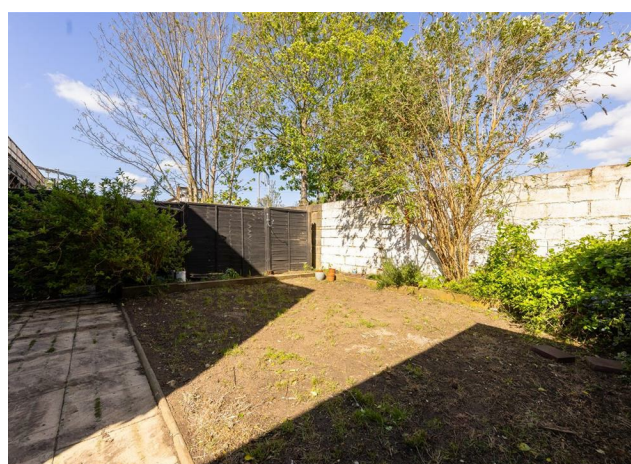
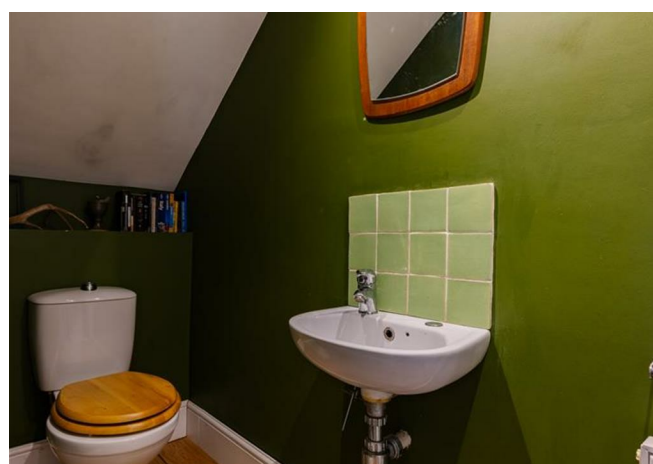
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IF YOU LIVED HERE...

You'll be swapping stories over the breakfast bar in the heart of your new home. Your 135 square foot eat-in kitchen's a sumptuous space with pristine white walls, juniper green cabinets with brass finishes, a Belfast sink, and vertical letterbox tiled splashback. Right across the hallway sits a handy WC decked out with striking moss-hued walls and a floating sink. Follow the broad timber flooring through to the main event.

Your 320 square foot kitchen/diner's delectably dual aspect ñ swathes of natural light flooding in from both the east and south ñ and gorgeous green views beckoning you on into the garden. Throw open the French doors here for your east-facing outside space, where a generous patio gives way to flourishing raised beds (with a rosemary bush for the ideal addition to Sunday lunch) around a burgeoning lawn. To the right sits your ninety square foot garden studio, currently a single bedroom with a tempting green vista.

Back inside and head up twin flights of stairs for the upper ground floor. Your first port of call will be your substantial 200 square foot principal bedroom with elegant panelling and a wealth of

green built-in storage matching the treetop views. Bedroom two comes in at 125 square feet ñ a tranquil space with more timber boards underfoot, landscaped wallpaper and another lovely leafy vista. Lastly, the family bathroom comes with a brass rainfall shower over the tub, a vessel sink and large format terrazzo tiles.

WHAT ELSE?

- Date night? Elvet Steakhouse is just a four minute stroll around the corner for the finest Argentinian steaks and the freshest fish. Or Giovanna's Deli & Wine offer expertly curated vintages alongside handmade pizzas and more, just twelve minutes' walk by Forest Gate station.
- An astonishing eleven schools nearby are rated 'Outstanding' by Ofsted, including Sandringham Primary, Forest Gate Community School, and Monega Primary. For early years, the Earlyrise Centre Nursery and Pre-School is just a few steps away.
- Whenever you fancy retreating into nature, the boundless greenery of Wanstead Flats is a ten minute walk or three minute cycle away. Head north into Epping Forest to trek as far as your legs will carry you.



A WORD FROM THE OWNER...

"From the first moment we viewed the house, we knew it was for us. We loved the fact that it was different to any house we had seen and were struck by the openness of the entry and living area and the large bedrooms. Within a week, neighbours were inviting us to community events, and we have made countless friends, which makes it unique to any other part of London. We love the vast expanse of the Wanstead Flats which is a short walk away. We've started a family here and it's been the perfect place to watch them grow, as they have so much room to toddle around. The house is filled with treasured memories and good times."

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Kitchen
10'9" x 12'2"

Reception Room
17'2" x 18'5"

WC

Bedroom
10'10" x 12'2"

Bathroom
10'10" x 5'6"

Bedroom
16'10" x 12'4"

Garden
approx. 31'9" x 24'7"

Garden Studio
6'7" x 13'2"



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