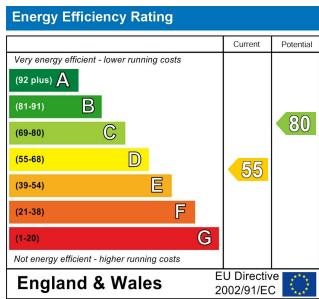
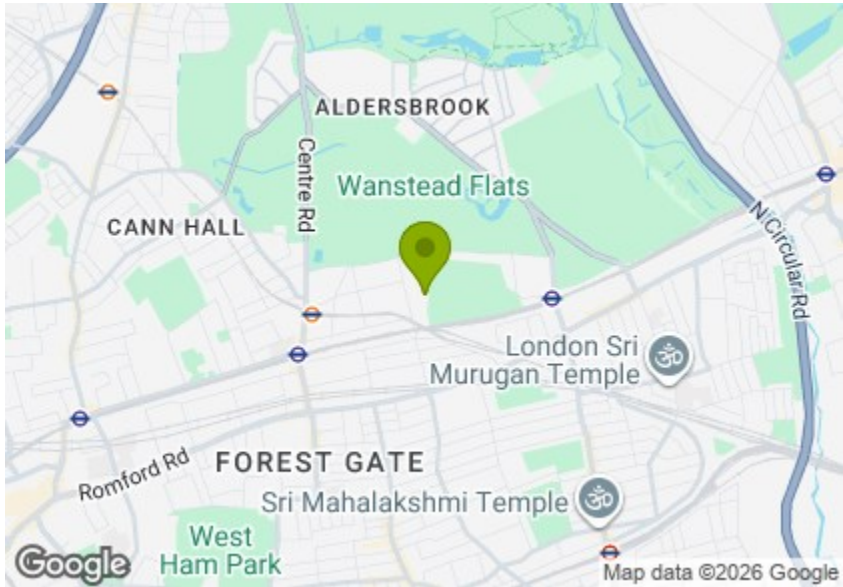




Total Area (Excluding Eaves Storage): 105.7 m² ... 1138 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



RIDLEY ROAD, FOREST GATE

Offers In Excess Of £750,000 Freehold

3 Bed House



Features:

- Three Bedroom House
- Very Well Presented Throughout
- Spacious Through Reception
- Two Bathrooms
- Converted Loft
- Large Private Garden
- Summerhouse
- Located Moments From Wanstead Flats
- Short Walk To Forest Gate Station

Ideally located between Forest Gate station and Wanstead Flats, this thoughtfully designed three-bedroom, two bathroom terrace home blends classic character with warm contemporary style. Arranged over three floors, it features a bright lounge/dining room, a spacious garden with rear summerhouse and converted loft. Combined with its close proximity to the speedy Elizabeth line, this makes for an ideal home for commuters and families alike.

E11, E7, E12 & E15
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E4 & N17
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E17 & E10
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IF YOU LIVED HERE...

You'll be welcoming friends and family into your strikingly spacious, 300 square foot through lounge. Immaculately finished with broad blonde engineered hardwood underfoot, it's a dual-aspect room overflowing with natural light. A wood-burner nestles in the exposed brick hearth, adding charm and warmth.

To the rear, the kitchen is every bit as impressive. Smart units line the flanks, topped with complementary splashbacks and quartz-effect worktops. The first of two bathrooms completes the ground floor, featuring sleek fittings and a shower over the timber-panelled tub. Step outside and a generous patio gives way to a beautifully divided lawn, almost 80 feet in length, leading to a secluded raised deck and a standalone timber summer house, all framed by mature greenery.

Upstairs, both first-floor bedrooms are sizeable doubles with immaculate finish. The expertly converted loft features a 180 square foot dual-aspect bedroom, filled with skylight and garden views, and finished with an ensuite shower room.

Beyond that lovely front door, you'll be delighted to find some excellent amenities within strolling distance. Start with a walk to Wanstead Flats, ideal for dog-walkers, fitness fans and picnickers. On the way there, stop off at the Golden Fleece for a drink, or stroll a bit further to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery, but you're sure to uncover some gems of your own in this dynamic neighbourhood.

WHAT ELSE?

- As well as having both Forest Gate and Manor Park stations nearby for the Elizabeth line, Woodgrange Park Overground station is really near for the Gospel Oak to Barking Suffragette Overground line (handy for Hampstead Heath or the Essex seaside).
- Parents will be pleased to know you have a wide choice of great primary and secondary schools in the area.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).



WORD FROM THE OWNERS...

"We have loved being part of a great community on the street and in the local area. There are lots of community events, including The Forest Gate Jumble Trail and Forest Gate Festival. The Wanstead flats at the end of the road are a great place for walking and Manor Park Cemetery is also a great place for a dog walk or a walk with children to run off some energy.

Our house is also close to a number of cafes, including Ramble, Cups and Jars and a short walk across the flats to The Wild Goose Bakery and any number of nice pubs and places to eat.

Living so very close to Forest Gate, Wanstead Park and Manor Park stations gives great connections into central London and beyond. This property is also well placed for admissions to a number of good nurseries as well as various primary and secondary schools."

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Reception Room

13'10" x 25'9"

Kitchen

8'4" x 14'1"

Bedroom

13'10" x 12'2"

Bedroom

8'6" x 11'5"

Bathroom

7'10" x 6'11"

Loft Bedroom

9'6" x 19'0"

Ensuite Shower Room

Garden

77'3" x 15'10"



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