



### Transport Information

0.3 Miles to Wanstead Park Station for the Overground is an 8 minute walk, with a plethora of bus routes on the nearby Dames Road. Plus Forest Gate Station for the Elizabeth Line is 0.6 Miles which is a 12 minute walk.

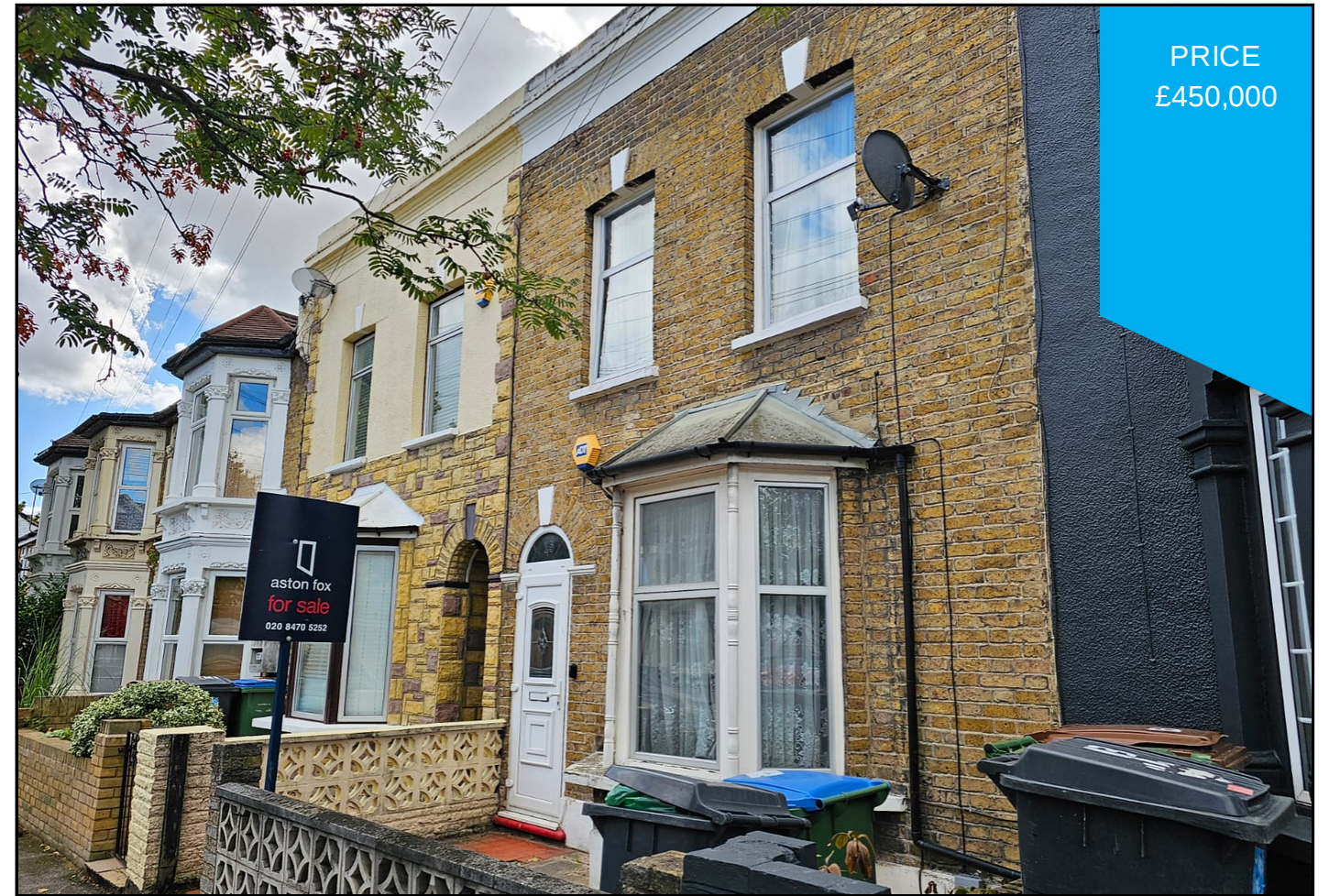
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

### What's next?

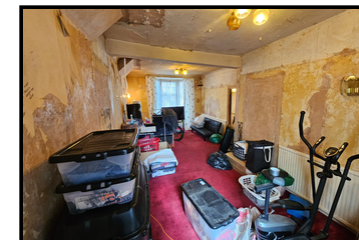
If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

15 Hesketh Road, Forest Gate, London. E7 0AJ.



- **Three Bedroom Mid-Terrace House**
- **Two Reception Rooms**
- **Requires Modernisation**
- **Fantastic Opportunity**







## 15 Hesketh Road, Forest Gate, London. E7 0AJ.

Guide Price: £450,000 F/H

Located on this popular turning in Forest Gate and within walking distance of both Forest Gate station and Wanstead flats, is this three-bedroom mid-terraced house. The property which does require complete modernisation, would allow the new owner a chance to really make it their own in this fantastic location. To the ground floor you'll find, two spacious reception rooms, the fitted kitchen, and the rear garden, which although currently overgrown, is a delightful quiet oasis and sun trap. To the first floor there are three well-appointed bedrooms and the bathroom.

The Location is excellent with Forest Gate Station just 10 minutes away and hosts the Elizabeth line, and Wanstead Park Station is also very near and offers Overground rail links. There are also many bus stops located near the property all giving links into the borough and surrounding areas.

Road links are also very good with A406, A13, M11 and A12 only a short drive away. City Airport is only a short taxi-ride and will give access to Europe and beyond. The area is served by an extensive network of traffic-free cycle routes. It is possible to cycle to central London without going in traffic.

An added bonus is that the property is just a short walk of three great pubs (The Holly Tree, The Leytonstone Tavern and The Rookwood Village), two tap rooms (Wanstead Tap and Pretty Decent), Burgess & Hall wine bar, The Wanstead Kitchen, Goose Bakery and "Arch Rivals" restaurant, among others.

The area itself is a conservation area and is highly sought after by growing families and alike, due to the wide-open space that can be found at the Beautiful Wanstead Flats, there is also a horse-riding stables not far away from the house, and the horses can be ridden out over the flats. Schooling is also good in the area with plenty of primary and secondary schools all achieving good positive ratings from Ofsted and all within walking distance of the property.

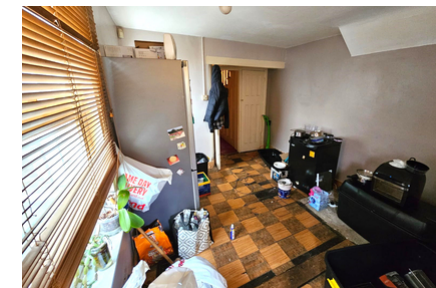
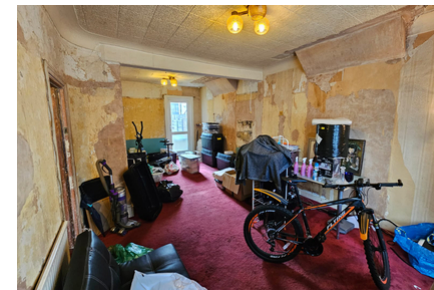
Council Tax Band: C

Council: Waltham Forest

Maximum Council Tax Fee Payable: £1,827.16

### What the owner says...

This house has been in the family a long time, it requires someone to come in and start again to bring it back to it's former glory but you really can't get a better area.



### Accommodation

#### Reception One

23' 2" x 11' 6" (7.06m x 3.51m)

#### Reception Two

11' 2" x 9' 11" (3.40m x 3.02m)

#### Kitchen

9' 0" x 5' 9" (2.74m x 1.75m)

#### Garden

22' 6" (6.86m)

#### 1st Floor

##### Bedroom One

13' 11" x 11' 10" (4.24m x 3.61m)

##### Bedroom Two

10' 11" x 9' 5" (3.33m x 2.87m)

##### Bedroom Three

8' 9" x 9' 4" (2.67m x 2.84m)

##### Bathroom

9' 11" x 7' 7" (3.02m x 2.31m)