



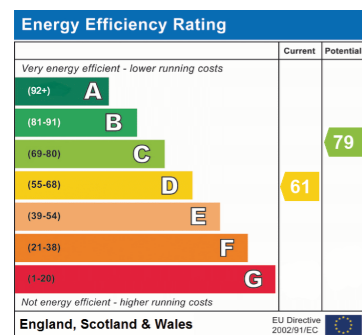
## Thorpe Road, Forest Gate. E7 9EE.



PRICE  
£750,000  
To  
£775,000

### Transport Information

Wanstead Park Overground (Suffragette) Station is 0.5 miles away and Forest Gate for the Elizabeth Line is just 0.6 miles away with a plethora of buses nearby.



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.

- Five Bedroom Terraced Home
- Two Bathrooms
- Forest Gate Village
- Beautiful Condition Throughout
- Close to Transport Links





## Thorpe Road, Forest Gate. E7 9EE.

Guide Price: £750,000 to £775,000 F/H

Please be aware this is a sale by tender property and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

This beautiful 5-bedroom mid terrace home is in the sought after Forest Gate Village. The modern internal finish of the property will suit any buyer and the home is ideal for a growing family with plenty of space throughout. From the moment you enter the home you can see the care that has been taken throughout from the bright hallway which leads you to the spacious through lounge with high ceilings and an abundance of light coming in from the bay window and double doors to the garden.

There is a ground floor 3-piece bathroom at the rear behind the fitted kitchen, which leads out to the rear garden which is circa 30' and laid to lawn and is an ideal space for the children to let off some steam or for you to relax in the summertime while entertaining, or just for those lazy Sundays.

Taking yourself up to the first floor of the home there are three well-appointed double bedrooms, all neutrally decorated and bright. Then up on the second floor you have the large bedroom with skylights and eaves storage, with a fully tiled shower room comprising of a walk-in shower enclosure with power shower, low level toilet with bidet hose, basin and heated towel rail, plus the fifth bedroom which is currently used as a walk-in wardrobe.

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 stable not far away from the house, and the horses can be ridden out over the flats. There are excellent transport links around the property with both Forest Gate and Manor Park stations being only a 15 minutes' walk away with fast, direct access to central London and Heathrow on the Elizabeth line. Also nearby is Wanstead Park station which is on the Overground giving direct access to North London. City Airport is only a short taxi-ride and will give access to Europe and beyond. The Woodgrange Estate is served by an extensive network of traffic-free cycle routes. It is possible to cycle to central London without going in traffic. Road links are especially good as the A12, A406 and M11 are all only short drives away.

There are excellent schools in the area, all within an easy and short walk away. There is also the prestigious public co-education Forest School just by Snarebrook which is only a 15-minute bike ride away.

### What the owner says...

This has been a wonderful home for our family. There is a real community feel here and you're so close to the wonderful Wanstead Flats so it doesn't feel like you're in a city at all.

106 Thorpe Road, E7

Approximate Gross Internal Area = 1438 sq ft / 133.6 sq m



aston fox

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

## Accommodation

### Reception Room

24' 11" x 11' 9" (7.59m x 3.58m)

### Kitchen

9' 4" x 8' 0" (2.84m x 2.44m)

### Bathroom

7' 7" x 7' 1" (2.31m x 2.16m)

### Garden

23' (7.01m)

### 1st Floor

#### Bedroom One

14' 3" x 13' 7" (4.34m x 4.14m)

#### Bedroom Two

11' 4" x 9' 6" (3.45m x 2.90m)

#### Bedroom Three

13' 1" x 7' 11" (3.99m x 2.41m)

### 2nd Floor

#### Bedroom Four

14' 4" x 12' 6" (4.37m x 3.81m)

#### Bedroom Five

13' 1" x 6' 9" (3.99m x 2.06m)

### Bathroom

6' 8" x 5' 2" (2.03m x 1.57m)

