



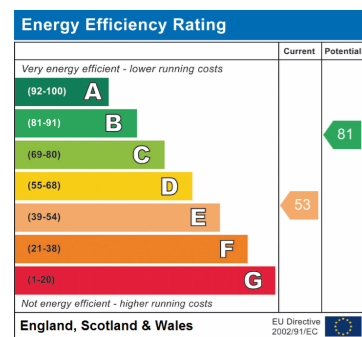
153 Field Road, Forest Gate, London. E7 9DH.



PRICE  
£650,000  
to  
£675,000

### Transport Information

0.4 Miles to Forest Gate Station for the Elizabeth Line, which is an 8-10 minute walk, and also 0.4 miles to Wanstead Park Station for the Overground, with a plethora of bus routes on your doorstep.



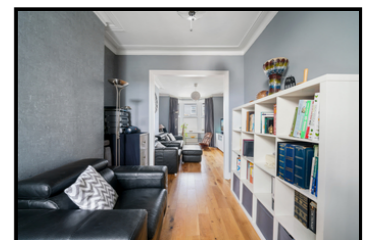
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

- Three Bedroom Mid-Terrace House
- Beautiful Condition Throughout
- Fantastic Location
- Double Glazing & Gas Central Heating





## 153 Field Road, Forest Gate. E7 9DH.

Guide Price: £650,000 to £675,000 F/H

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

Located off Forest Lane and within walking distance to local amenities and Forest Gate Station is this beautifully maintained and well-presented three-bedroom mid-terraced house.

The property, which is modern and neutrally decorated throughout, boasts of a large through lounge and fitted kitchen/diner. To the first floor there are three well-proportioned bedrooms and a fitted family bathroom.

Externally the property has an easily maintained rear garden with a large outhouse, currently used as a music studio, and is an ideal space for children to play or for a barbecue in the summer months.

The location is ideal for shops and local amenities. The transport links in Newham are excellent; both Forest Gate and Wanstead Park Stations are just a short walk away and gives access to London with the Elizabeth Line and the Overground.

The prominent location is ideal for all transport not only with the trains but also bus routes and road routes as the A12, A406 and A13 are only short drives away. Stratford Westfield shopping centre is a stone's throw away and gives access to many of the big High Street brands and names as well as other amenities.

Schools are also good in Newham and within close proximity to the home there are both Primary and Secondary schools, there are also plenty of outside spaces like Wanstead Flats and Plashet Park for the children to run free and enjoy the outdoors.

This lovely home will get a lot of attention and will sell quickly so call so to save disappointment.

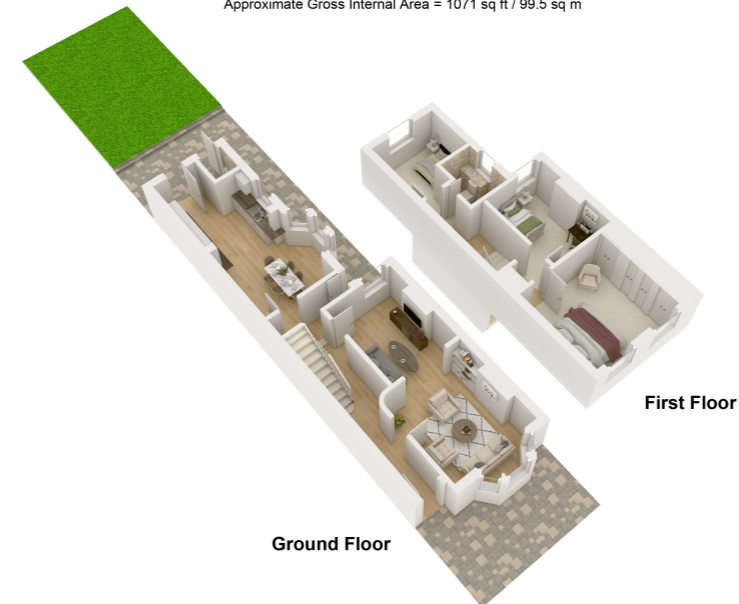
### What the owner says...

This house is absolutely lovely to live in, you're so close to everything but still has the village feel.



### Field Road, E7

Approximate Gross Internal Area = 1071 sq ft / 99.5 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID950375)



### Accommodation

#### Through Lounge

25' 1" x 10' 11" (7.65m x 3.33m)

#### Kitchen / Diner

22' 1" x 9' 4" (6.73m x 2.84m)

#### Garden

32' 10" (10.01m)

#### Outhouse

14' 8" x 7' 7" (4.47m x 2.31m)

#### 1st Floor

##### Bedroom One

12' 6" x 11' 7" (3.81m x 3.53m)

##### Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m)

##### Bedroom Three

9' 3" x 7' 6" (2.82m x 2.29m)

#### Bathroom

5' 9" x 6' 6" (1.75m x 1.98m)

