



TYLNEY ROAD, E7

£799,995 F/H

- Chain Free
- Three Double Bedrooms
- Some Retained Original Features
- Close To Wanstead Flats
- Two Bathrooms
- 60 ft Rear Garden

wj.
meade

Tylney Road



Approx. Gross Internal Floor Area 1568 sq. ft / 145.71 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



WJ Meade are delighted to offer for sale this spacious family home spanning 1568 sq ft. Situated in one of the most popular residential roads in the Forest Gate Village, close to Wanstead Flats and the lovely Alexandra lake. This property offers three double bedrooms and shower room across the first floor, with a through reception room, eat-in kitchen, second bathroom and handy store/utility area on the ground floor. Located within easy distance to the public transport of Wanstead Park station (Suffragette Line) and Forest Gate station (Elizabeth Line). Viewing is highly recommended.

Council Tax Band D
 Current EPC Rating 44
 Tenure: Freehold



All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through WJ. Meade Estate Agents. All subject to contract and to being unsold.