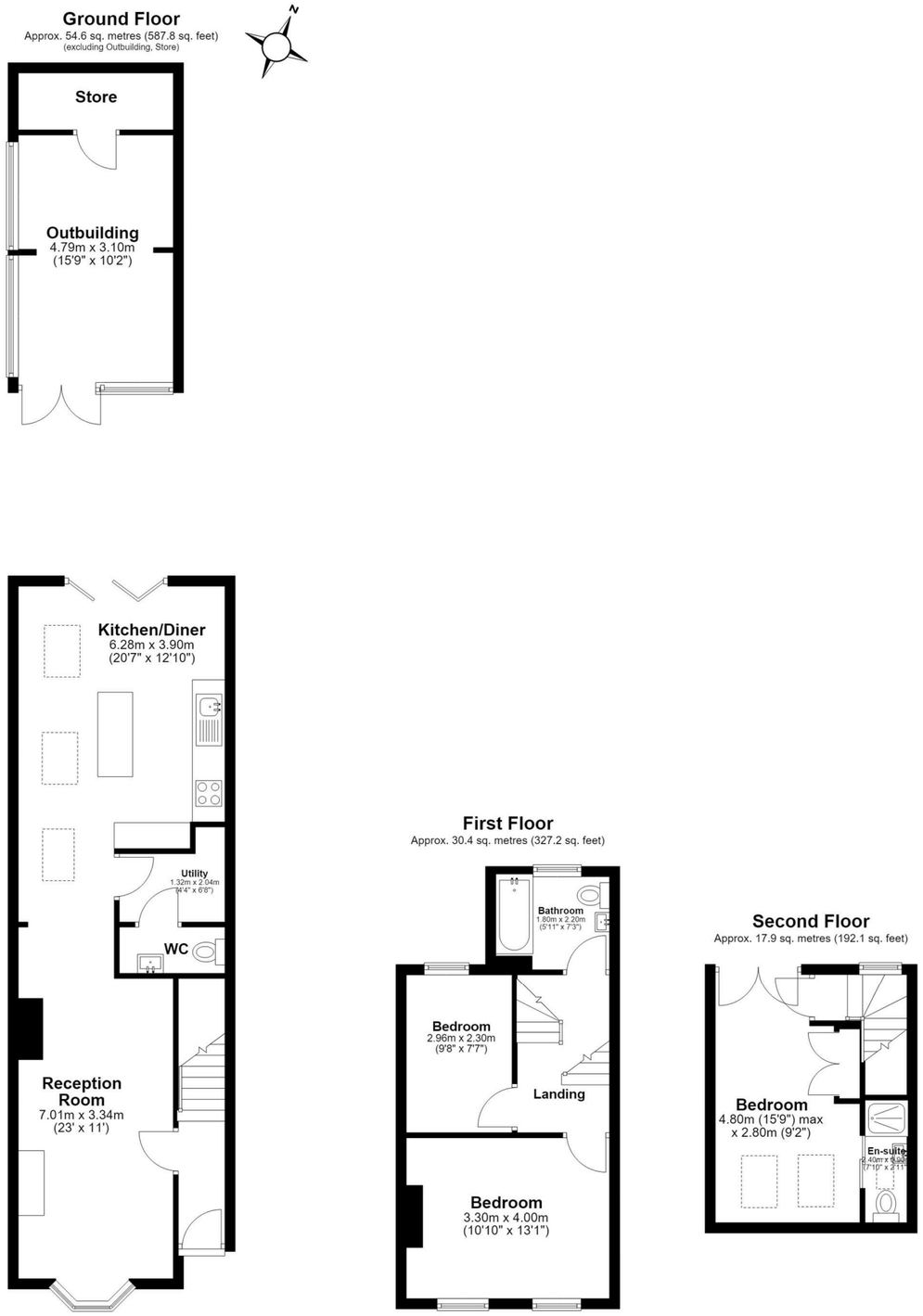

Total area: approx. 102.9 sq. metres (1107.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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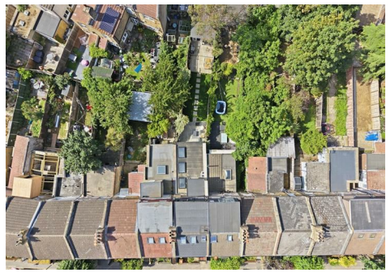
Plan produced using PlanUp.

Chestnut Avenue

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908



Chestnut Avenue, Forest Gate

Offers In Excess Of £800,000 Freehold

- Stunning Victorian house
- Forest Gate village
- Utility room and downstairs W.C
- 0.4 miles to Forest Gate Station
- Three double bedrooms
- Fully extended
- Impressive outhouse

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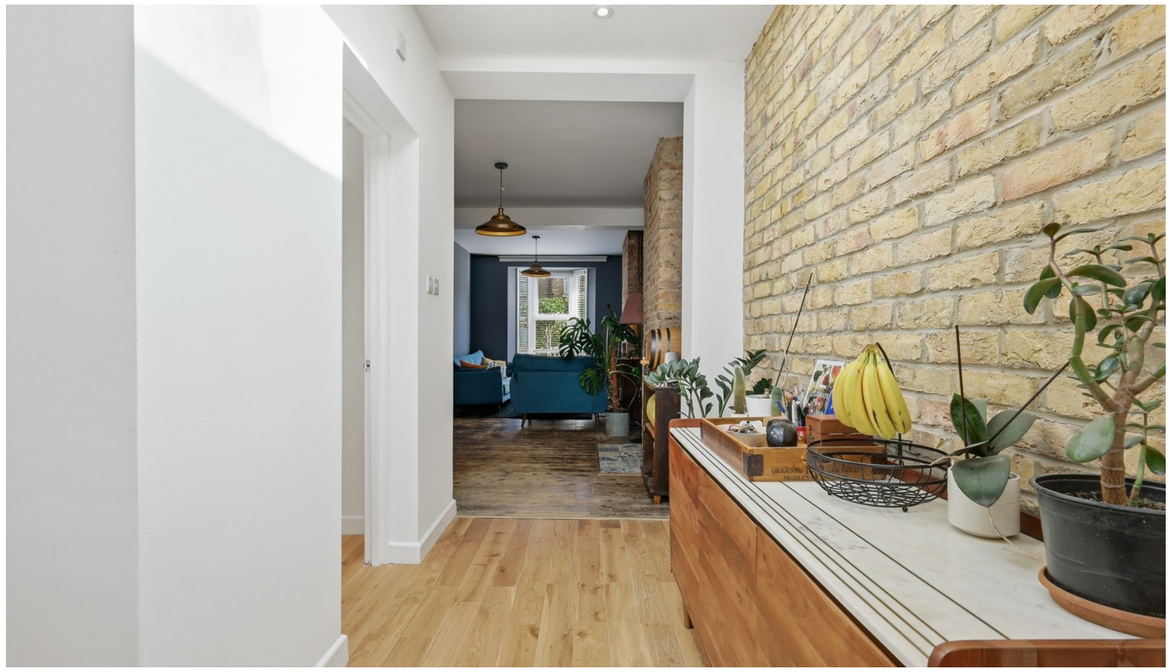
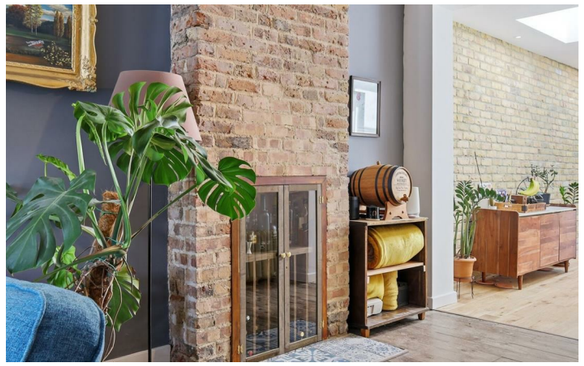
Chestnut Avenue, Forest Gate

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are proud to present this exceptional three double bedroom extended Victorian terrace, perfectly positioned in the heart of the ever-popular Forest Gate Village.

3 2 2 C Council Tax Band: C





SOLD BY PETTY SON & PRESTWICH Beautifully curated throughout, with a stunning loft conversion and versatile garden studio, this is a home where period elegance meets contemporary design in spectacular fashion. From the moment you arrive, the property captivates with its handsome Victorian façade, showcasing exposed London brickwork, an elegant arched entrance porch and a charming bay window.

Behind the attractive exterior lies an impeccably designed home that effortlessly combines original character with sophisticated modern styling. A welcoming entrance hall, complete with exposed brickwork, sets the tone for the stylish interiors beyond. The impressive through lounge/diner is rich in character, where exposed chimney breasts, beautifully restored floorboards and a refined colour palette create a warm and atmospheric setting. Every detail has been carefully considered, from the schoolhouse-style radiators and bespoke cabinetry to the beautifully chosen hearth tiles, all contributing to a home that feels both timeless and effortlessly contemporary.

The showpiece of the property lies to the rear, where an outstanding extension has transformed the space into an open-plan kitchen, dining and entertaining area. Bathed in natural light from three large rooflights and bi-folding doors, the room seamlessly connects indoor and outdoor living. The sleek, design-led kitchen features elegant grey cabinetry, crisp white worktops and classic metro-tiled splashbacks, while the central island provides both a practical workspace and a natural gathering point for family and friends. A separate utility room and guest cloakroom complete the thoughtfully planned ground floor accommodation.

The first floor offers two beautifully presented double bedrooms alongside a stylish contemporary family bathroom. The journey continues to the impressive loft conversion, featuring exposed brickwork, dramatic deep-blue panelling, bespoke fitted storage, skylights and elegant Juliette doors. A beautifully appointed en-suite shower room completes the space.

Outside, the generous rear garden has been designed for both relaxation and entertaining, with a blend of patio and lawn providing the perfect backdrop for summer gatherings and al fresco dining. At the far end sits a superb detached garden studio, currently utilised as a home office but equally suited as a creative workspace, gym, snug or guest retreat, offering exceptional flexibility to suit a variety of lifestyles.

The location is equally impressive. Forest Gate Village offers a vibrant collection of independent cafés, bakeries, restaurants and traditional pubs, creating a true neighbourhood feel. The vast open green spaces of Wanstead Flats are moments away, providing the perfect escape for morning runs, weekend walks and outdoor recreation. For commuters, Forest Gate Station (Elizabeth Line) is approximately 0.4 miles away, whilst Wanstead Park Overground Station is just 0.1 miles from the property, providing excellent connections into the City, West End and beyond.

EPC Rating: C73
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
22'12" x 10'11"

Kitchen/Dining Room
20'7" x 12'10"

Bedroom
10'10" x 13'1"

Bedroom
9'9" x 7'7"

Bedroom
15'9" x 9'2"