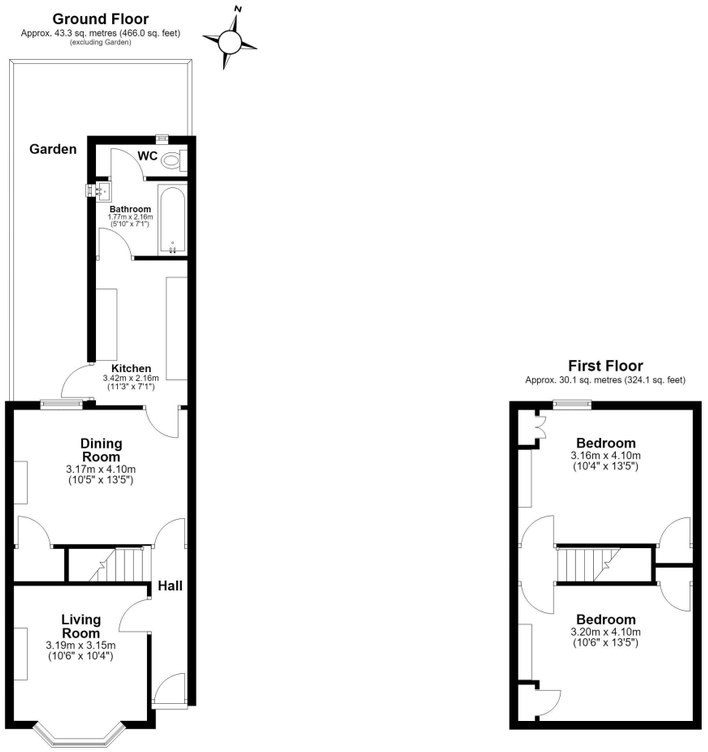

Total area: approx. 73.4 sq. metres (790.2 sq. feet)

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.

Stracey Road

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020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
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Stracey Road, Forest Gate

Offers In Excess Of £575,000 Freehold

- Charming Victorian home
- Two formal reception rooms
- Contemporary bathroom and kitchen
- 0.2 Miles to the Elizabeth Line
- Moments from shops and amenities
- Two double bedrooms
- Period features
- Rear garden with feeling of seclusion
- Close to a range of fantastic schools
- 0.2 Miles to the Wanstead Flats

11 Woodbine Place, Wanstead, London, E11 2RH
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Stracey Road, Forest Gate

Petty Son & Prestwich are excited to present this charming, mid-terrace Victorian home, nestled in the heart of Forest Gate, this mid-terrace, brick-fronted property is ideally located.

2 1 2 Council Tax Band: C

Just 0.1 mile on foot from Wanstead Park Station and 0.2 miles from Forest Gate Station and the Elizabeth Line, this classic Victorian terraced house is ideally positioned for City links. Woodgrange Road, with its wide range of shops, cafés and restaurants, is moments from the door, while the popular arches are approximately five minutes' walk away (0.3 miles), offering further options including Wild Goose Bakery, The Ciderhouse, Ramble Café and, for parents, The CAN Club.

Green space is equally accessible, with Wanstead Flats just 0.2 miles away, providing swathes of open land for walking, cycling and enjoying throughout the year. Forest Gate Station is also 0.2 miles in the opposite direction, providing access to the Elizabeth Line, with a range of bus routes connecting the surrounding area via Woodgrange Road. Families are well catered for, with a range of nurseries, primary and secondary schools nearby, including Forest Gate Community School (0.1 miles - Ofsted Outstanding), Godwin Junior School (0.4 miles - Ofsted Good), Kaye Row Nursery (0.4 miles - Ofsted Outstanding) and Woodgrange Infant School (0.4 miles).

The house retains a classic cottage layout, with an elegant front reception room and dining room to the rear, both featuring central fireplaces, decorative coving and high skirting boards. The dining room also benefits from a deep understairs cupboard, ideal for shoes and coats.

To the rear, the contemporary kitchen provides direct access to the garden, which is predominantly laid with artificial grass, with patios positioned at both the upper and lower ends. Established trees and shrubs line the boundaries, creating a wonderful sense of privacy and seclusion. A contemporary bathroom, finished with white metro tiling and striking black grout, completes the ground floor.

Upstairs, there are two double bedrooms, both benefiting from built-in storage.

EPC Rating: TBC
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
10'6" x 10'4"

Dining Room
10'5" x 13'5"

Kitchen
11'3" x 7'1"

Bedroom
10'6" x 13'5"

Bedroom
10'4" x 13'5"