

## BRISTOL ROAD, FOREST GATE Offers In Excess Of £725,000 Freehold 4 Bed House - Mid Terrace



### Features:

- "A Cork House"
- Architecturally Reimagined and Developed Victorian House
- Four Bedrooms & Two Bathrooms
- Extended Open Plan Kitchen Diner With Sliding Pocket Doors
- Flooded With Natural Light
- Period Features Throughout
- Powered & Plumbed Garden Studio
- Landscaped South Facing Garden

Unfolding over three floors, this architecturally stunning four-bedroom Victorian home offers a wealth of features inside and out, from the smartly landscaped south-facing garden with fully powered studio at the rear to the artfully extended kitchen/diner and impressive loft conversion with en-suite.

As for the location, it's just a short hop from the excellent amenities of Forest Gate and the greenery of Plashet Park, while public transport is excellent, with four different station within walking distance (Forest Gate, Manor Park, Woodgrange Par and Upton Park).

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#### IF YOU LIVED HERE...

Every detail of this home has been approached with care, resulting in a restoration that feels both meticulous and timeless. The interiors are immaculate, designed to retain their quiet sense of wow for years to come.

A vintage-tiled pathway leads you into a generous hallway, setting the tone for the considered spaces within. To the left, you'll find your double reception, complete with original timber flooring underfoot and a rich colour palette. Bespoke joinery, column radiators and fireplace alcoves lend further charm. The two rooms hold distinct character yet connect seamlessly together as one.

At the rear, the kitchen-diner extension is a stunning example of architectural design. A central island anchors the space, while the generous proportions allow for more formal dining. Light floods in from the generous sliding pocket doors, showcasing the bespoke cabinets and exposed brickwork to create a hygge feeling of Scandi warmth.

On your first floor, you have two immaculately designed bedrooms, and a stunning family bathroom. In the loft you'll find your master, with an elegant ensuite and walk-through wardrobe, alongside a further bedroom finished to the same high standard.

At the rear, you've got your artfully landscaped south-facing garden with a suntrap patio and a lovely mix of mature foliage. There's also a fully powered and plumbed studio at the rear, currently used as a gym.

Beyond, you'll be delighted to find some fantastic amenities within strolling distance. Start with a walk to Wanstead Flats (Henry VIII's favoured hunting ground), ideal for dog-walkers, fitness fans and picnickers. On the way there, stop off at the Ramble Cafe for a coffee and cinnamon bun, or stroll a bit further to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery, but you're sure to uncover some gems of your own in this dynamic neighbourhood.

#### WHAT ELSE?

- Forest Gate station is around 24 minutes on foot for the Elizabeth line, Upton Park is 15 minutes for the Circle, Hammersmith and District lines, Manor Park is 23 minutes for the Great Eastern Main Line, and Woodgrange Park is 16 minutes for the Suffragette Overground.
- Parents will be pleased to know that there are multiple highly regarded primary and secondary schools in the area.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short four minute hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).



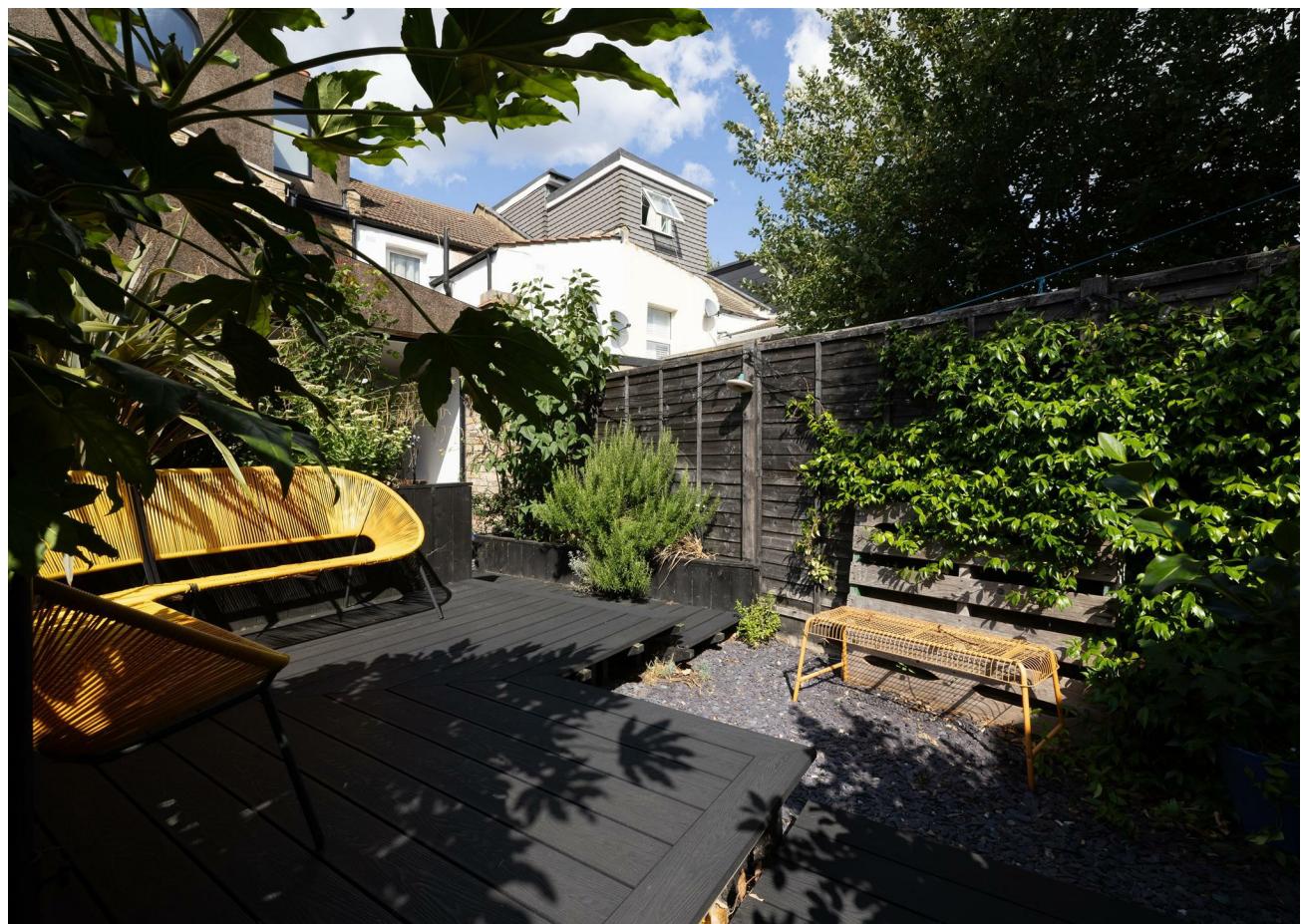
#### A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or meet friends for a drink at Joyau. Or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW  
E7 BRANCH MANAGER

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**Reception Room**  
10'4" x 10'11"

**Reception Room**  
13'11" x 10'11"

**Kitchen / Diner**  
12'5" x 19'9"

**Bathroom**  
7'6" x 9'4"

**Bedroom**  
8'6" x 11'0"



**Bedroom**  
13'9" x 13'6"

**Bedroom**  
7'1" x 8'7"

**Bedroom**  
13'9" x 8'11"

**Ensuite**  
8'1" x 4'10"

**Outbuilding**  
8'9" x 10'9"



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