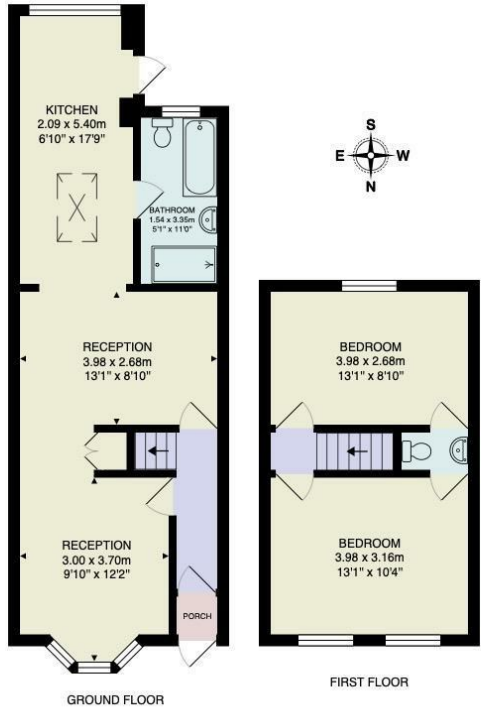




Total Area: 73.2 m² ... 788 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception
9'10" x 12'1"

Reception
13'0" x 8'9"

Kitchen
6'10" x 17'8"

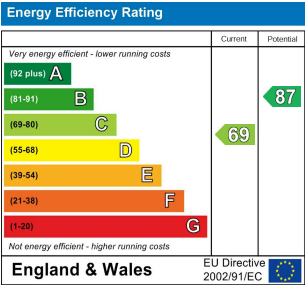
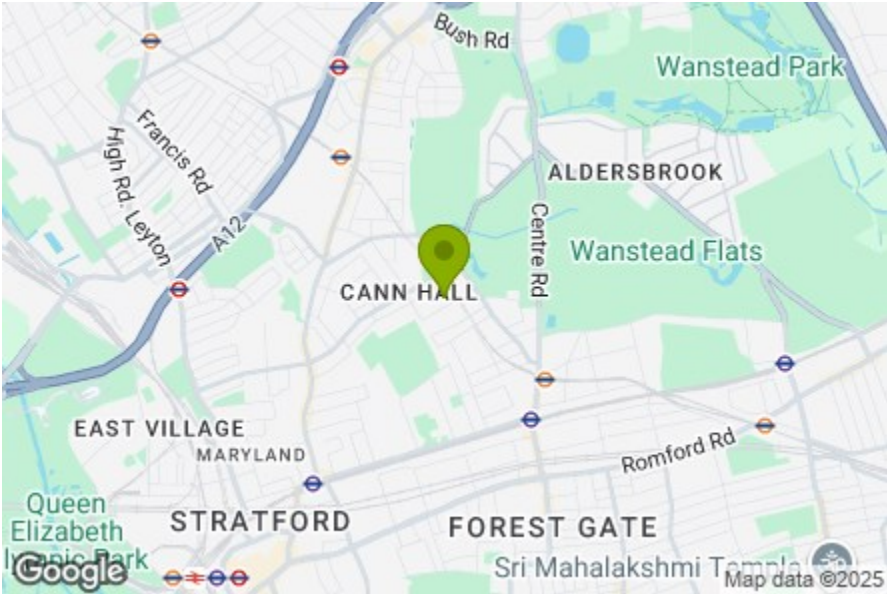
Bathroom
5'0" x 10'11"

Bedroom
13'0" x 8'9"

Bedroom
13'0" x 10'4"

WC

Garden
19'8" x 13'3"



TRUMPINGTON ROAD, FOREST GATE

Offers In Excess Of £575,000 Freehold 2 Bed House



Features:

- Two Bedroom House
- Victorian Terrace
- South Facing Garden
- Very Well Presented Throughout
- Bright Bay Fronted Reception
- Two Double Bedrooms
- Modern Bathroom With Separate Bath And Shower
- Moments to the Popular Winchelsea Road Arches
- Close to Forest Gate and Wanstead Park Stations
- Chain Free

Brimming with character, smartly designed, and completely redecorated and refurbished throughout, this charming two-bedroom Victorian terrace offers 788 sq ft of well-planned living space, whether you're spreading out, winding down, or hosting friends. You'll find separate reception and dining rooms, and a private south-facing garden ready for lazy weekends. With a new consumer unit and a fresh EICR safety certificate, all lights and fixtures have been fire-rated for peace of mind too. Tucked into a friendly pocket of East London, you're just a stroll from the wide-open spaces of Wanstead Flats. Forest Gate Station (Elizabeth Line) and Wanstead Park (Suffragette Line) are both within easy reach, making the commute into town quick and painless, even if you hit snooze.

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IF YOU LIVED HERE...

Behind its smart sage green and white façade, this handsome Victorian mid-terrace sits in the heart of Forest Gate's sought-after Village Area, a pocket of calm with bags of character. Step inside to a bright and beautifully curated reception room where white walls and brand new engineered wooden floors create a striking contrast. A generous bay window at the front lets light flood, creating a bright and airy space that its easy to relax in. An archway leads through to the second reception or dining space that continues the theme of wooden floors and white walls, tying the rooms together with understated elegance. A cupboard tucked under the stairs provides discreet storage.

A step down, find your smart new kitchen is sleek and functional, with crisp white cabinetry offering plenty of storage as well as integrated appliances, Elica Dolce cooker hood, and newly laid thick oak worktops. The multifunctional kitchen tap dispenses boiling water and filtered water. A skylight keeps things light and bright, while recessed spotlights let you control the mood. Just off the kitchen, a handy downstairs bathroom keeps things fresh and fuss-free: white suite, a separate bath and walk-in shower, F&B studio green walls and vintage patterned flooring bring a touch of polish.

Out back, the garden is a wonderful suntrap, giving you the best of the light all day. Cleverly designed to be low-maintenance and usable year-round, you'll find built-in

bench seating between moulded integrated concrete planters at either end is a great place to start the day with a coffee, with a decked area to the rear for al-fresco dining.

Upstairs, both bedrooms are generous doubles with soft, newly fitted carpet. The main bedroom spans the full width of the house with twin windows overlooking the peaceful, tree-lined street. The rear bedroom is garden-facing, making it a warm and quiet space to retreat to. With a shared WC between the two rooms, it gives both rooms the feeling of an ensuite.

WHAT ELSE?

Wanstead Park Station on the Suffragette Line (15 mins) connects to the Victoria Line via Blackhorse Road for easy West End access, while nearby Forest Gate (15 mins) offers fast Elizabeth Line links to central London, Canary Wharf, and Heathrow. You're truly spoilt for choice for a new local - The Golden Fleece, Pretty Decent Beer Co, Cider House E7, and The Holly Tree are all within easy reach. The wide open spaces of Wanstead Flats are just moments away—ideal for morning jogs, lazy dog walks, or letting the kids burn off energy at the nearby playground. Popular Winchelsea Road is just around the corner, has a winning selection of drinking and dining spots, including Pretty Decent Beer Tap Room, The Rookwood Village and Wild Goose Bakery.



A WORD FROM THE OWNER...

Living in Forest Gate has really been about family for us. Born and raised here, we moved into this beautiful home to be close to our parents. Over the years, we've built a wonderful community of friends, many of whom feel like extended family.

We've been lucky with fantastic neighbours - who have become lifelong friends - and our house is tucked away at the quieter end of Trumpington Road. At the same time, we're just a short walk from Pretty Decent Beer Company and the lively Winchelsea Road; and only a couple of minutes from Wanstead Flats — such a beautiful and peaceful hidden gem of London.

Forest Gate has a real village feel, with plenty of cafes and a strong community spirit. It's the perfect mix of exciting, fashionable, calm, family-friendly living with a vibrant local culture that has made this such a lovely place to call home. We are so sad to be leaving Forest Gate, especially as all the new arrivals are bringing such a buzz and energy to the area.

We hope whoever buys our beautiful home will enjoy living here as much as we have.

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