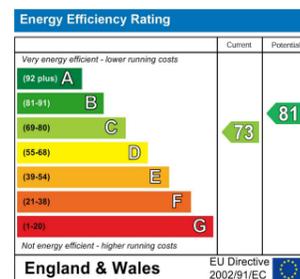
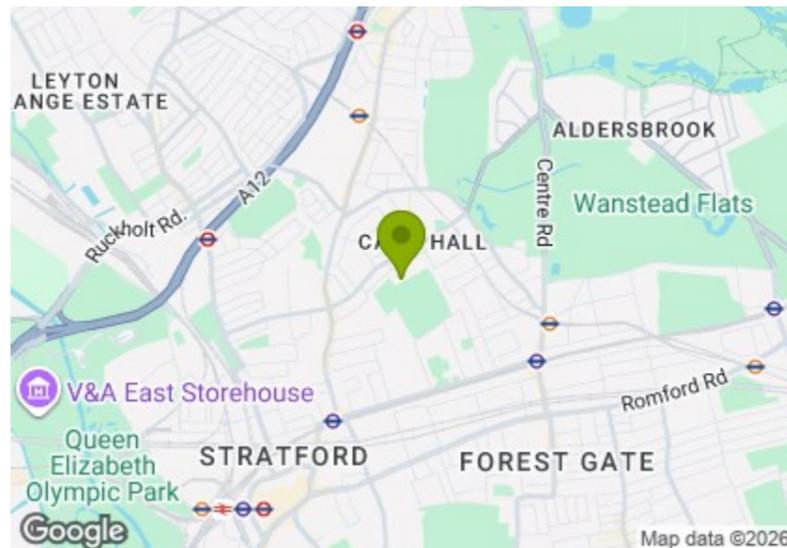




Total Area (Excluding Eaves Storage): 104.4 m² ... 1124 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



TRUMPINGTON ROAD, FOREST GATE

Offers In Excess Of £750,000 Freehold

4 Bed House - Mid Terrace



Features:

- Victorian Terrace House
- Four Bedrooms
- Close to Wanstead Flats
- Converted Loft
- Good Decorative Order
- South Facing Garden
- Close to Winchelsea Road
- Two Bathrooms

Full of character and clever design, this beautifully updated four-bedroom Victorian terrace gives you space to settle right in. With 1,124 sq ft of thoughtfully arranged living space, there's plenty of room to live, relax, and entertain in the much sought-after 'The Lanes' location. Highlights include 2 receptions, an extended kitchen/diner, a downstairs WC, and a private south-facing garden. It's set in a lovely pocket of East London too, just a short wander from the open greenery of Wanstead Flats. Forest Gate Station (Elizabeth Line) and Wanstead Park (Suffragette Line) are both close by, so getting into town is a breeze, even if you're running late.

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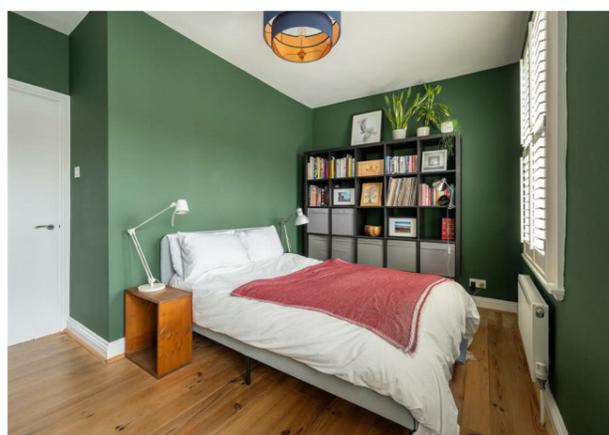
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IF YOU LIVED HERE

Tucked into the heart of Forest Gate's ever-popular 'Lanes Area', this elegant Victorian mid-terrace offers a rich blend of period character and thoughtful modern living.

Behind its smart grey-and-white frontage, the home opens into the first reception room, where rich, original-style wooden flooring sets a warm tone. A generous front-facing bay window, fitted with custom plantation shutters, draws in soft morning light, while a striking cast-iron fireplace anchors the space. Alcove shelving provides room for books, plants and treasured objects, striking an easy balance between character and simplicity.

The second reception room overlooks the side return, and features stripped wooden flooring, built-in storage and a direct connection through to the kitchen/diner, creating a natural sense of flow through the ground floor.

The kitchen is a bright, practical hub, with cabinetry running along both sides and solid wood worktops providing generous space for cooking, storage and gathering. French doors open directly onto the garden, effortlessly extending the space for outdoor dining. South-facing, the kitchen is filled with morning sunshine, while the lounge enjoys evening light. A soft, neutral palette creates a calm, cohesive feel, complemented by hardwearing contemporary flooring and the added convenience of a separate WC just beyond.

The rear garden is private and arranged over two levels. A paved terrace sits immediately outside the kitchen, ideal for relaxed outdoor meals, while a raised, gravelled section bordered by timber fencing offers space to plant, unwind or both. Raised beds and established greenery, including staghorn sumac and red robin with beautiful white flowers in springtime, give the garden a settled, lived-in feel.

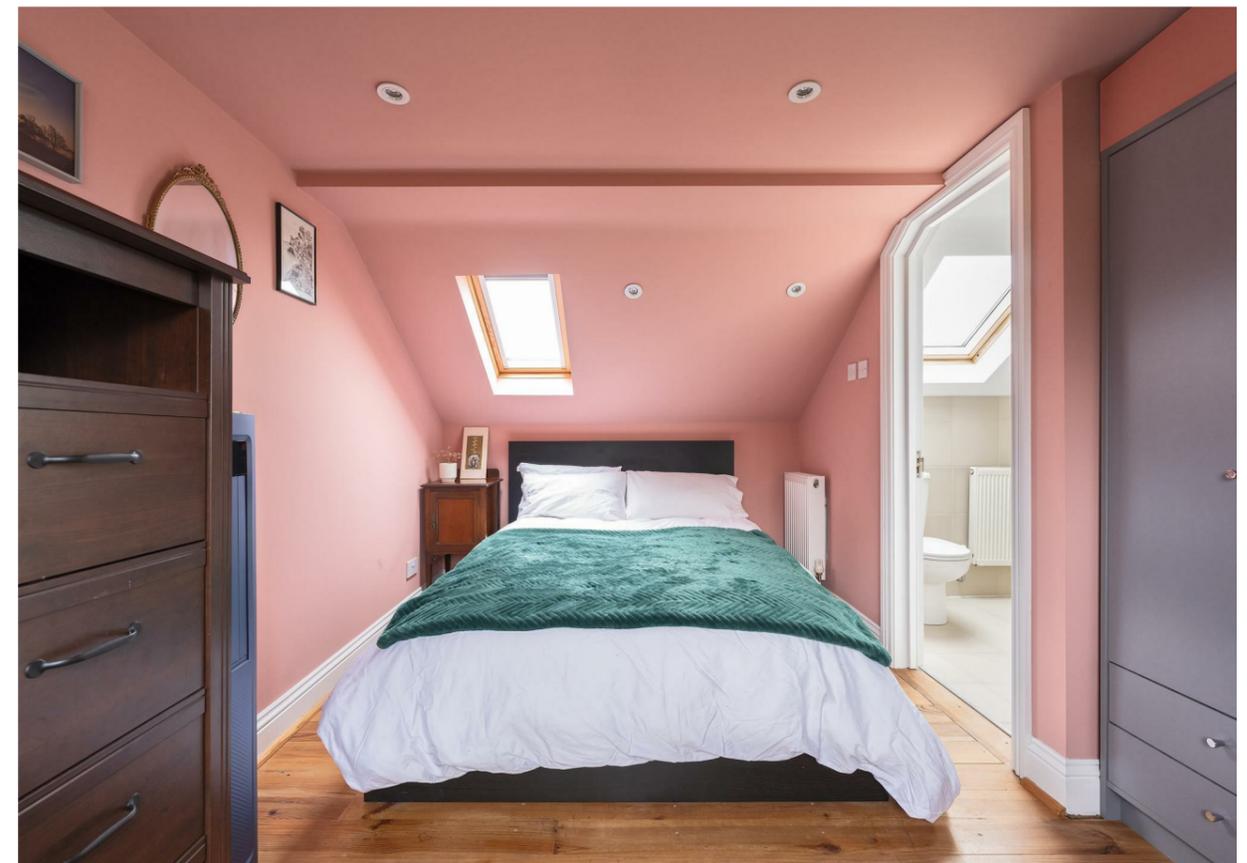
On the first floor are two double bedrooms and a single, all filled with natural light from generous windows. The principal bedroom spans the full width of the house, with twin windows looking out onto a quiet, tree-lined street. The bathroom is clean and contemporary, featuring a full-size bath with overhead shower and a vanity-mounted basin for practical storage.

The loft conversion provides a fourth bright and airy bedroom, decorated in a warm rose tone with wooden flooring and Velux windows framing open sky views. It's a space that feels calm and uplifting, with a smart en suite and additional Velux window bringing in natural light where it's needed most.

This is a home that's been thoughtfully cared for, ready to move straight into, while still offering scope to make it your own over time.

WHAT ELSE

Wanstead Park Station (9 mins) connects to the Victoria Line via Blackhorse Road for easy West End access, while nearby Forest Gate (12 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.



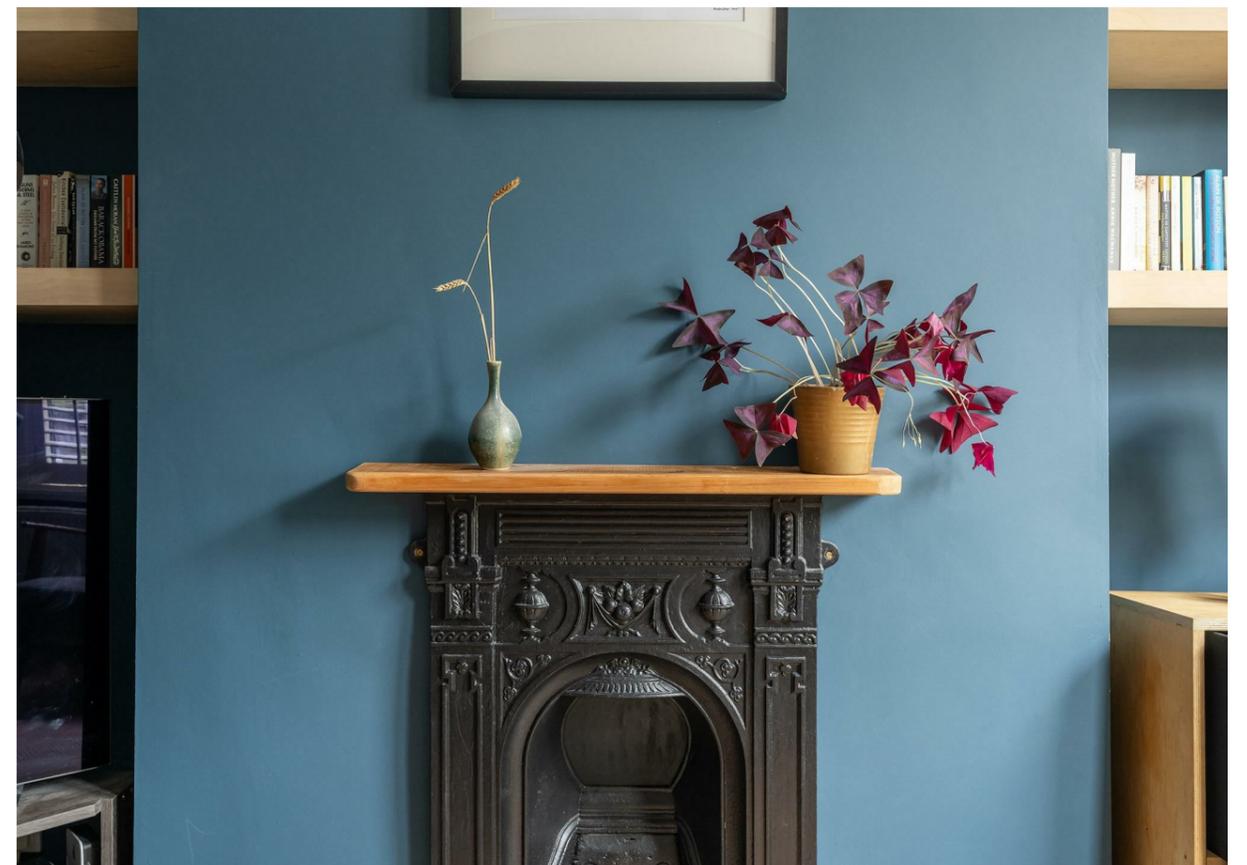
A WORD FROM THE EXPERT..

"Forest Gate is one of London's best kept secrets. With great housing, wide green spaces on Wanstead Flats and a friendly atmosphere shaped by independent boutiques, cafés and bars, it has everything you would want in a neighbourhood. Weekends are easily filled with coffee and pastries from The Wild Goose Bakery, fresh pasta from Fiore Truck, dinner at Giovanna's or a brilliant curry from The Wanstead Kitchen. A walk across Wanstead Flats or through Wanstead Park completes the perfect local day out. The Elizabeth line makes Forest Gate incredibly well connected, with Liverpool Street about 12 minutes away, Canary Wharf around 15 and Heathrow reachable directly in under an hour. This mix of character, community and convenience is a big part of its appeal. Most of all, Forest Gate has a creative, independent spirit and a strong sense of community that locals proudly nurture."

BEN CHARLETON
E12 BRANCH MANAGER

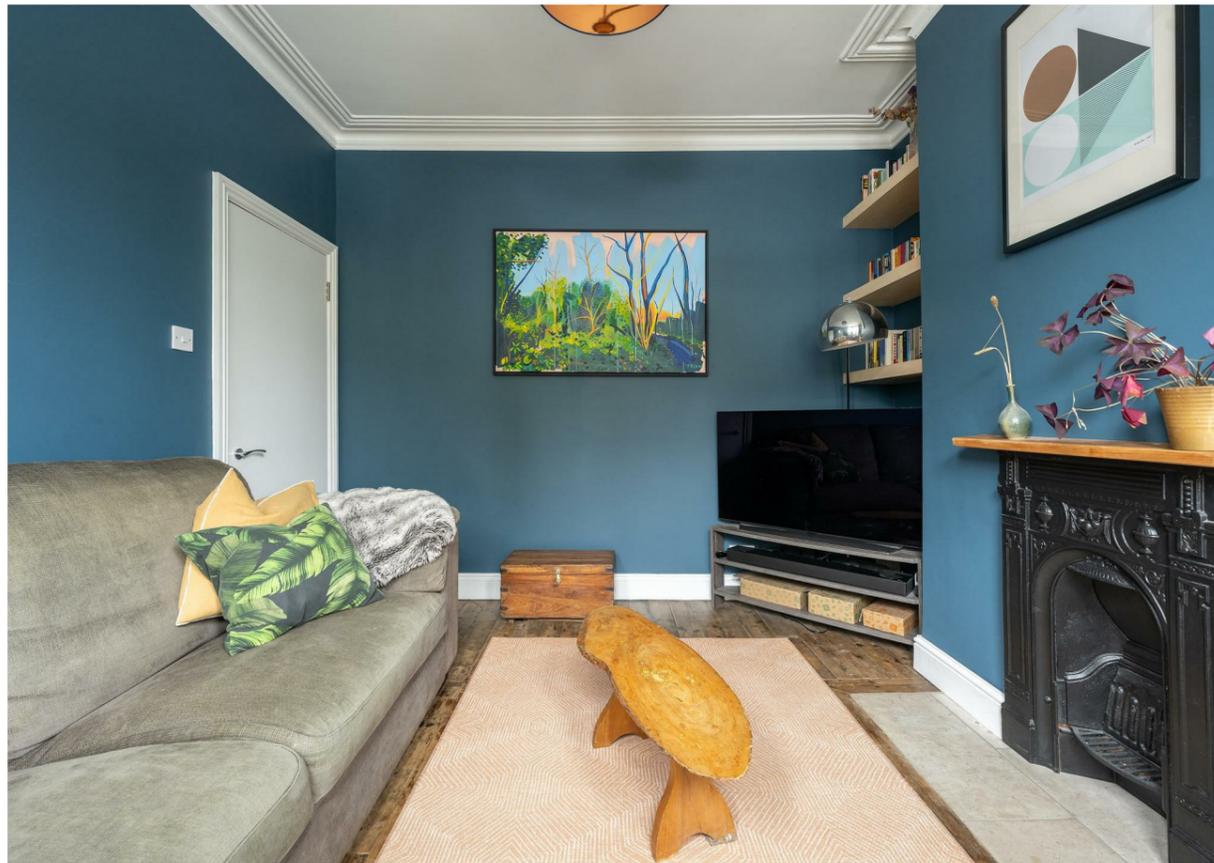
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Porch

Reception room

10'9" x 12'9"

Reception room

14'1" x 10'10"

Kitchen/Diner

8'10" x 22'5"

Bedroom

14'2" x 10'10"

Bathroom

8'10" x 5'2"

Bedroom

8'10" x 7'11"

Bedroom

8'10" x 10'11"

Bedroom

9'10" x 13'7"

Loft bedroom En Suite

Garden

approx 30'2" x 15'8"



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