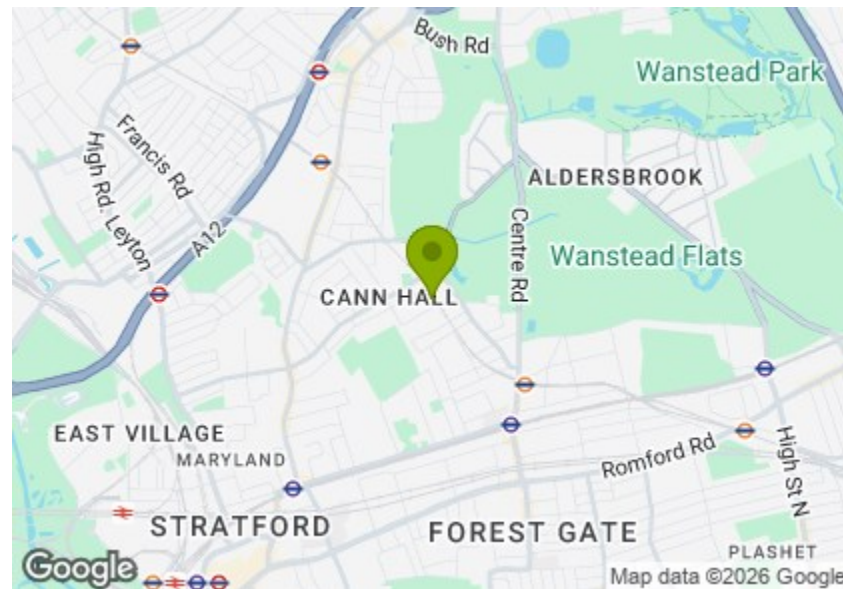




Garden is Approx. 7.35m x 4.42m



Total Area (Excluding Cellar & Eaves Storage): 115.5 m² ... 1243 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TRUMPINGTON ROAD, FOREST GATE

Offers In Excess Of £775,000 Freehold 4 Bed House



Features:

- Four Bedroom House
- Double Bay Fronted
- South East Facing Garden
- Spacious Through Reception
- Stylish Extended Kitchen Diner With Bi-Fold Doors
- Two Bathrooms
- Converted Loft
- Great Location Close to the Popular Winchelsea Arches
- Short Stroll To Wanstead Flats
- Close To Forest Gate And Wanstead Park Stations

Set on a well placed Forest Gate street, this four bedroom double bay fronted home has a warm, characterful feel and a layout made for family life. There's a spacious through reception, a bright extended kitchen diner with bi-fold doors, two bathrooms, a south east facing garden and a converted loft, with Winchelsea Arches, Wanstead Flats, Forest Gate Station and Wanstead Park Station all close by.

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IF YOU LIVED HERE..

Step inside and the reception opens up beautifully from the entrance hall, running from the front bay through to the dining area beyond. Wooden floorboards, soft yellow walls, plantation shutters and an exposed brick chimney breast give the room a relaxed, personal feel. There's space to settle by the fire, gather around a dining table, and let daily life unfold without the room ever feeling too formal.

At the rear, the extended kitchen diner brings a lovely shift in mood. Skylights draw light down from above, while bi-fold doors open the whole back of the house onto the south east facing garden. The kitchen feels both practical and inviting, with open shelving, generous worktop space and a thoughtful finish that gives the room personality without overcomplicating it. Outside, there's a paved terrace for eating in the warmer months, with lawn and planting beyond. A cellar adds useful storage too.

The first floor is home to two bedrooms and a stylish family bathroom, where blue metro tiles, brass fittings and a freestanding bath give the space real character. Upstairs, the

converted loft adds two further bedrooms and a second bathroom, with the larger loft bedroom enjoying skylights and eaves storage. It's a flexible upper floor, whether you need room for children, guests, work, or a little separation at the end of the day.

WHAT ELSE?

Winchelsea Arches is close by for Pretty Decent Beer Co, Wild Goose Bakery, Joyau Wine Bar and other much-loved local independents.

Wanstead Flats is a short stroll away, giving you open green space for walks, runs and weekend picnics. Forest Gate Station and Wanstead Park Station are both within easy reach, with Elizabeth line and Overground connections across London.



A WORD FROM THE OWNER...

"We've loved living here - it feels like a real community, where we know our neighbours and often meet them for a drink at nearby Pretty Decent or The Holly Tree. Being so close to Wanstead Flats for walks, runs and climbing trees with our children is great too. And Tamping Grounds is the best coffee around (if you don't believe us, ask the Guardian's restaurant critic, who said something similar recently)."

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Reception

11'2" x 24'3"

Kitchen/Diner

13'5" x 10'6"

Bathroom

7'11" x 7'10"

Bedroom

8'7" x 11'1"

Bedroom

13'11" x 13'1"



Bedroom

8'2" x 9'8"

Bathroom

8'5" x 6'7"

Bedroom

12'3" x 11'11"

Eaves Storage

Garden
approx 24'1" x 14'6"



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