

Reception room
13'0" x 23'8"

Kitchen
7'0" x 10'9"

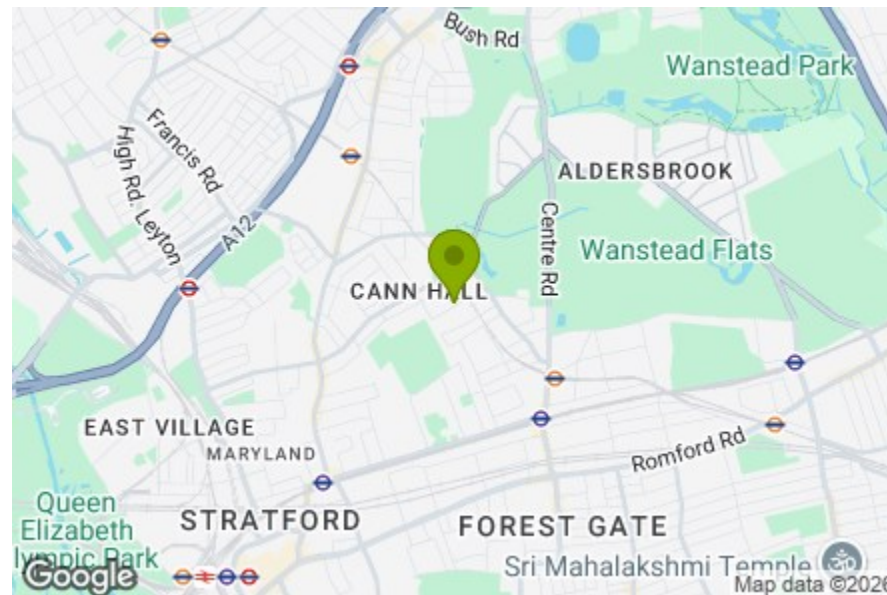
Bathroom
6'6" x 5'11"

Bedroom
13'1" x 10'2"

Bedroom
8'1" x 11'6"

Garden

Total Area: 67.8 m² ... 729 ft² (excluding garden)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		82
	(69-80) C		
	(55-68) D	63	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



THORPE ROAD, FOREST GATE

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



Features:

- Victorian Terraced House
- Two Double Bedrooms
- Very Well Presented Throughout
- Spacious Through Reception
- Modern Kitchen And Bathroom
- Private Garden
- Loft Room
- Short Stroll To Wanstead Flats
- Close To Forest Gate Station

A charming two bedroom Victorian terraced home, very well presented throughout and set on a friendly residential street just moments from Wanstead Flats. With generous living space, a loft room and a private rear garden, this thoughtfully arranged home is also within easy reach of Forest Gate Station and its Elizabeth line connections.

REQUEST A VIEWING
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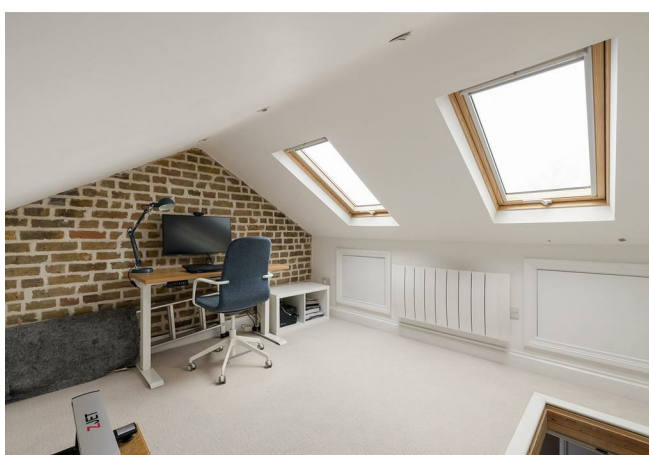
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IF YOU LIVED HERE...

Step through the classic brick frontage and into your spacious reception, a bright and welcoming living space stretching the full depth of the house. Large windows at each end allow light to move easily through the room, creating a calm and airy feel. There's plenty of space here for both relaxed seating and a dining area, making it well suited to everyday living or hosting friends. To the rear, the modern kitchen is neatly arranged and practical, with direct access out to the garden.

Upstairs you'll find two well-proportioned double bedrooms, each offering comfortable and flexible space for rest or home working. The modern family bathroom sits neatly within the layout, finished in a clean, contemporary style. Above, the loft room offers useful additional space that could work well as a studio, hobby room or occasional guest area it is newly renovated, well insulated with electric heating, lots of useful under eaves storage, and generous Velux windows. Outside, your private garden provides a welcome outdoor retreat, a peaceful spot for morning

coffee or relaxed evenings in the warmer months.

WHAT ELSE?

Forest Gate Station within easy reach for the Elizabeth line offering fast connections to Stratford, the City and central London. Popular local spots nearby including Wild Goose Bakery and Pretty Decent Beer Co. Unwind at either The Holly Tree pub or enjoy delectable beverages at Joyau wine bar, both close by.



A WORD FROM THE OWNER...

"We've lived here for just over five years and it's been a really happy home for us. It's a lovely street with a genuine sense of community - neighbours say hello, people look out for each other, and it's the kind of place that feels easy to settle into. Having Wanstead Flats at the end of the road has been one of the best things about living here. We've loved being able to head out for a lunchtime walk across the Flats, or take the dog out for a wander. Tamping Ground and Wild Goose Bakery are great lunchtime spots, and The Holly Tree pub, Pretty Decent Brewery and Joyau wine bar are real local favourites. We've loved living here so much that we're hoping staying in the area, which probably says it all!"

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