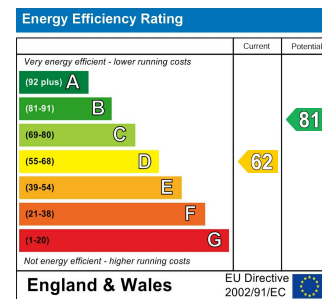
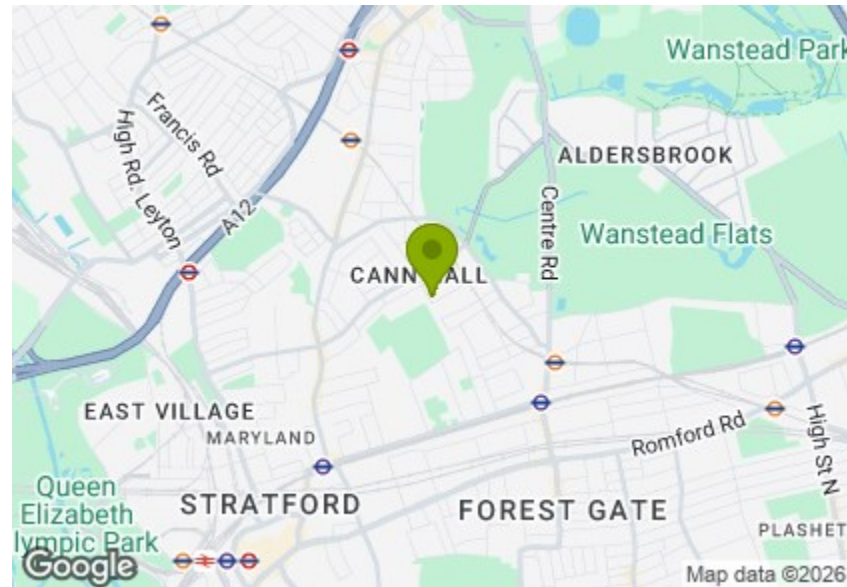


Total Area (Excluding Garden): 75.3 m<sup>2</sup> ... 810 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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.



## ODESSA ROAD, FOREST GATE

### Offers In Excess Of £625,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Victorian Terrace House
- Freehold
- Three Bedrooms
- Private Garden
- Original Features Throughout
- Great Location Close to the Popular Winchelsea Arches
- Close To Forest Gate Station
- Short Walk To Wanstead Flats

A short hop from the vast greenery of Wanstead Flats, this three-bedroom period home has been flawlessly restored. In addition to the trio of bedrooms, it boasts two receptions, a stylishly fitted kitchen, bathroom and WC, plus a beautifully landscaped rear garden.

Beyond the home, you're just moments from the thriving Winchelsea Road with all its fantastic amenities in the old railway arches. The convenient Elizabeth line is just one mile away at Forest Gate station, while Wanstead Park station is even closer for the Suffragette Overground.

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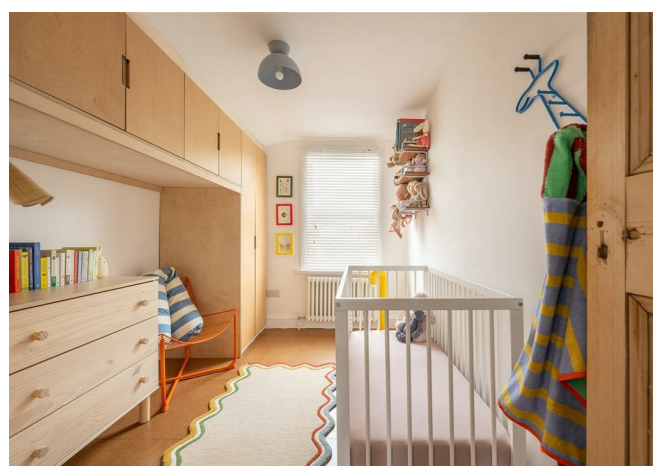
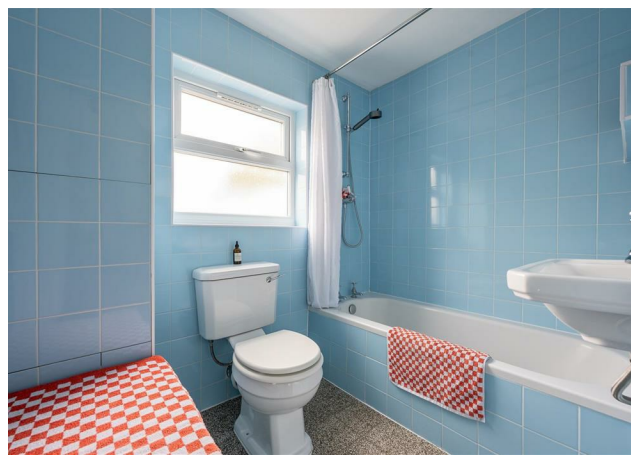
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**IF YOU LIVED HERE...**

Beyond that beautiful period frontage lies a home that celebrates the era it was born in while offering all the benefits of contemporary living, with updates including a brand new boiler (a power flush of the heating system) fitted late last year.

The front reception room is filled with natural light, showcasing pristine decor, wooden flooring, and thoughtful touches such as a column radiator. The immaculate finish continues through to the rear reception room, where bespoke carpentry adds both character and practicality.

The bright kitchen is sleek and modern, beautifully designed with smart units, immaculate fittings, high-spec appliances, and a handy breakfast bar. From here, doors open onto a dreamily landscaped rear garden, where an impressive array of mature planting sits alongside calming, low-maintenance shingle.

A stylishly designed bathroom completes the ground floor, while upstairs you'll find three well-proportioned bedrooms, including a master with its own ensuite WC, and two guest bedrooms with bespoke fitted carpentry.

Nestled conveniently between Leytonstone, Leyton, and Forest Gate, you have plenty of options when it comes to amenities. Winchelsea Road is a short stroll away and offers a winning selection of drinking and dining spots, including Pretty Decent Beer Tap Room, Joyau wine bar, The Rookwood Village, and Wild Goose Bakery. Head north

towards Leytonstone for even more great options like FORNO, Homies on Donkeys, Mum Likes Thai Food, and Panda dim sum. Closer to home, Cann Hall Park is nearby, where you'll find Earl's (from the team behind Back to Ours) and Tamping Grounds, another excellent choice.

After all that eating, you might fancy a stroll around Wanstead Flats. Parents excited by all this green space will be even more delighted to discover a wide choice of excellent primary and secondary schools in the area. Kids might be more interested in the skate park at Cann Hall Park.

**WHAT ELSE?**

-You'll never be short of essentials, with plenty of convenience stores nearby including M&S. Plus, you're just a quick four minute ride on the Elizabeth line from Stratford, home to Westfield shopping centre and the Olympic Park.

- Just eight minutes away, you've got the excellent Leytonstone Tavern, a perfect spot for a casual pint. A little further on, The Holly Tree offers great grub and a unique miniature railway that's sure to delight both kids and adults alike.

-Fitness on the agenda? You're spoilt for choice with nearby studios like The M Studio for Reformer Pilates, E7 Movement classes, and CrossFit, all ready to help you stay active and motivated.



**A WORD FROM THE OWNER.....**

"This was our first home and we've loved every inch of it. The original floorboards, the original doors, and the terrazzo tiles that run from the kitchen all the way through to the bathroom give the place real character. We've added bespoke fitted carpentry in the dining room and two of the bedrooms, which has made the house work harder and massively helped with storage.

The garden catches the sun all afternoon and into the evening. We laid the decking and built the raised beds ourselves, and have spent more sunny weekends out there with a BBQ on than we can count. Inside, sunlight pours into the living room and bedroom throughout the day, which makes the whole place feel cosy and alive.

The neighbourhood is the real win and has evolved massively since we moved here. Wanstead Flats is five minutes away for proper green space. Joyau wine bar, Decent Beer Co and the Holly Tree pub are all on the doorstep, and the Leytonstone Tavern is barely further. But the thing we'll miss most is the neighbours.

We hope whoever moves in loves it as much as we have."

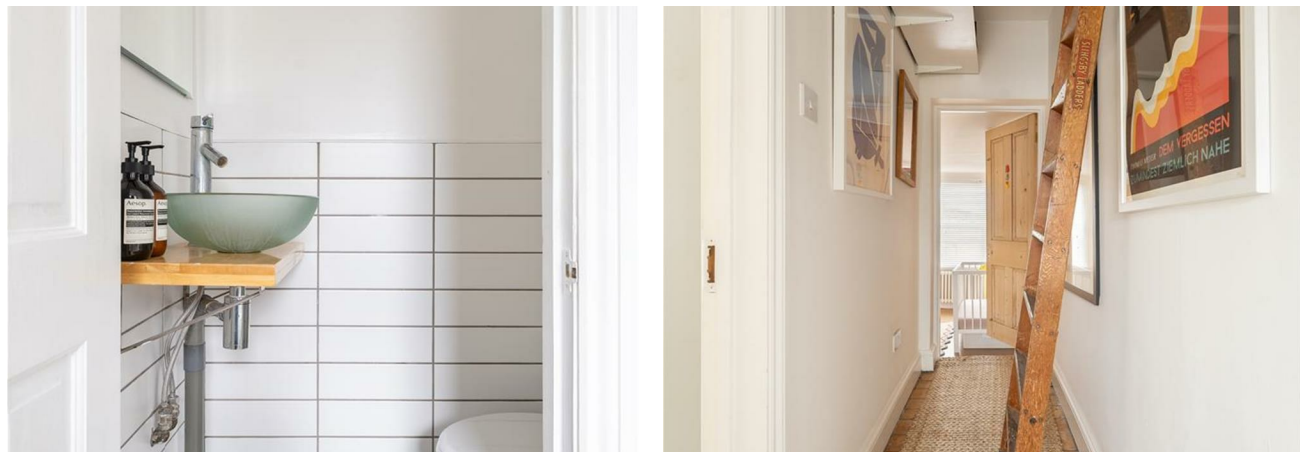
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**Reception**  
9'10" x 11'8"

**Reception**  
13'1" x 8'7"

**Kitchen**  
7'8" x 10'8"

**Bathroom**  
7'6" x 5'6"

**Bedroom**  
13'3" x 10'2"

**WC**

**Bedroom**  
9'10" x 8'10"

**Bedroom**  
7'8" x 10'8"

**Garden**  
13'9" x 31'7"



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