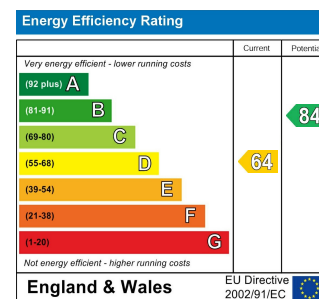




Total Area (Excluding Cellar & Garden Studio): 124.7 m² ... 1342 ft²

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.



CRANMER ROAD, FOREST GATE

Offers In Excess Of £925,000 Freehold
3 Bed House - Terraced



Features:

- Victorian Terrace House
- Garden Studio
- Three Double Bedrooms
- Recently Renovated
- Forest Gate Village
- Original Features
- Close to Forest Gate Station
- Guest Suite with Vaulted Ceiling
- Close to Wanstead Flats

Set in the heart of Forest Gate, this bright and characterful three double bedroom period home has been lovingly restored, striking the perfect balance between modern convenience and traditional charm. Inside, you'll find a spacious reception room, a dine-in kitchen, cellar, ground floor WC, and two bathrooms on the first floor, along with a beautifully landscaped garden complete with a studio at the rear.

Located on a peaceful tree-lined street, the home is just moments from the excellent amenities of Winchelsea Road and the open green spaces of Wanstead Flats. Forest Gate station is a short walk away, where the Elizabeth line offers speedy connections into central London.

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IF YOU LIVED HERE...

Period tradition sits in harmony alongside contemporary flair across 1342 square feet of impressively planned living space.

The reception room is stunning, with its bay windows, feature fireplace, bespoke carpentry, considered colour palette, and rich wood flooring.

In the show-stopping kitchen/diner, you'll find smart rustic-style cabinets, timber worktops, a butler basin, and beautiful flooring. There's plenty of storage and space for a dining table, bathed in natural light and featuring high-spec appliances, such as the double oven. You'll also enjoy the convenience of a downstairs WC.

When the sun is shining, enjoy a drink in the spacious garden, which has been beautifully landscaped with a lush lawn, shingle patio, and a stunning garden studio at the rear. There are countless possibilities when it comes to how you use this space.

On the first floor, there are three stylishly decorated bedrooms with more of those classic features, including a guest suite with a vaulted ceiling and ensuite shower room. The main bathroom is just as immaculate, featuring an

eye-catching roll top bathtub.

Just beyond your lovely front door, you'll find the grounds of Wanstead Flats, perfect for dog-walkers, fitness fans, and picnickers.

Hungry? Take a short stroll to Winchelsea Road, a thriving hub with fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery, and Joyaux Wine.

In the other direction, you'll come across the Golden Fleece, a traditional pub with a beer garden, a well-stocked menu, and a great selection of drinks.

WHAT ELSE?

- Forest Gate station is around ten minutes on foot, where you can use the Elizabeth line to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins. Wanstead Park Overground station is slightly further for the Gospel Oak to Barking line (handy for Hampstead Heath or the Essex seaside).

- Parents will be pleased to know you have a wide choice of great primary and secondary schools less than a mile away on foot.

- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short four-minute hop on the Elizabeth line from Stratford for Westfield and the Olympic Park.



A WORD FROM THE OWNER...

"We've loved our time together in this house. It has seen us through some of our major life milestones together.

We believe we live on one of the best streets in Forest Gate. Our neighbours are second to none and there is a real community feel along the road and the streets beyond. The open green spaces of Wanstead Flats teamed with the convenience of the Elizabeth Line makes Forest Gate a special pocket in London that will always have a place in our hearts. "

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Reception Room

12'5" x 26'9"

Downstairs WC

Kitchen/Diner

11'1" x 19'8"

Bedroom

10'8" x 19'6"

Ensuite



Bathroom

Bedroom

10'9" x 11'8"

Bedroom

16'2" x 14'7"

Garden

approx 68'10" x 17'8"

Garden Studio

14'9" x 10'11"



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