

*For memories made
and memories to come.*

HUDDLESTONE ROAD, FOREST GATE E7

- ◆ Two-bedroom Victorian house
- ◆ Bright modern kitchen
- ◆ Two reception rooms
- ◆ Stylish family bathroom
- ◆ Worcester Bosch boiler fitted 2019
- ◆ Private cottage-style garden
- ◆ Minutes from Wanstead Flats
- ◆ Near Overground/Crossrail
- ◆ Potential to extend

A mere five-minute walk from Jubilee Pond, Wanstead Flats, and Waltham Forest's renowned pubs and wine bars, this two-bedroom Victorian house has a charming cottage feel with its original period features and a warm and inviting atmosphere throughout.

You're also close by to Overground services at Wanstead Park station and the Elizabeth line at Forest Gate for ultimate convenience, while the house itself lies in a peaceful cluster of tree-lined residential streets filled with period homes.

There are various options to further develop the property and planning

permission has already been granted for a double-story rear extension and loft conversion, to include 3-meters to the rear, and into side return. Detailed plans can be shared upon request to interested parties.

Upon arrival, you're met with a smart and traditional London Stock brick exterior behind a gated walled front patio. White lintels and foliage capitals to the collonaded bay window and recessed entrance suit the elegance of the black-painted panelled front door.

Trimmed with chrome furniture and a numbered transom above, it opens into a hallway that welcomes you into the rear dining room, which overlooks the side return through a large casement window with pretty monkey tail handles.

"A beautiful bay window faces the leafy street and draws in the evening sun for a relaxed atmosphere."

“Discover a cosy book nook with a built-in seat above two useful cupboards and bookshelves.”

In the corner beneath the staircase, which features a wooden bannister and black treads, you'll discover a cosy book nook with a built-in seat above two useful cupboards and bookshelves (installed in 2019).

Meanwhile, high white coved walls, pendant lights, and exposed rich-toned floorboards unite the hall, dining room and front living room to reflect modern tastes while respecting the home's period character.

In the living room, a beautiful bay window faces the leafy street and draws in the evening sun for a relaxed atmosphere –

simply use the fitted wooden shutters to adjust the lighting and ensure privacy. At the same time, rustic wooden shelves flank the rendered feature fireplace, while a built-in TV cabinet on one side adds practicality.

Head back through the dining room to find a bright, up-spec Howdens kitchen fitted with solid walnut worktops that complement the shaker-style grey cabinetry, white metro-tiled splashback with contrasting grouting, and full-height industrial-style shelving.

Lit by central light with a vintage enamel lampshade, a part-glazed side door, and a broad window with monkey tail handles above a deep butler sink with pull-out tap, it includes an integrated Belling Farmhouse combi cooker with gas stove and extractor hood. There's also space for a laundry appliance and a freestanding

fridge-freezer, along with power sockets with USB charging ports for convenience.

Heading upstairs, turn right to find the primary double bedroom, which is brightened by two large front sash windows and decorated with white walls and exposed floorboards. To one side of the feature fireplace, there's a handy cupboard with an attractive stripped wooden door, but you'll also find a built-in double wardrobe with shelving, fitted in 2019.

In the back bedroom – which could easily double as a nursery or home office – you have a lovely view over the garden through a big southeast-facing window, a built-in cupboard and décor to match the master, and access to a storage loft.

Both bedrooms share a contemporary bathroom. In here, white paintwork combines with glossy black metro tiles with

white grout to blend modernity with period-inspired touches, such as traditional tapware to the glass-screened rainfall shower above the deep bath, a Victorian-style wash hand basin with chrome towel rail, and a close-coupled loo with black toilet seat.

Surrounded by tall black-painted fence panels, the south-facing cottage-style garden enjoys the sun throughout the day and feels delightfully secluded. Opening the back door, you'll pass through a side return offering useful storage before arriving on a circular brick patio with bordering plants. This steps up onto a good-sized lawn with plenty of potential for extending the planting scheme while a lovely mature tree casts dappled shade over the garden. You'll also find a handy storage shed at the back.

“A lovely mature tree casts dappled shade over the garden.”



LIVING ROOM



DINING ROOM





KITCHEN



PRIMARY BEDROOM



SECOND BEDROOM



BATHROOM



GARDEN

FRONT OF HOUSE



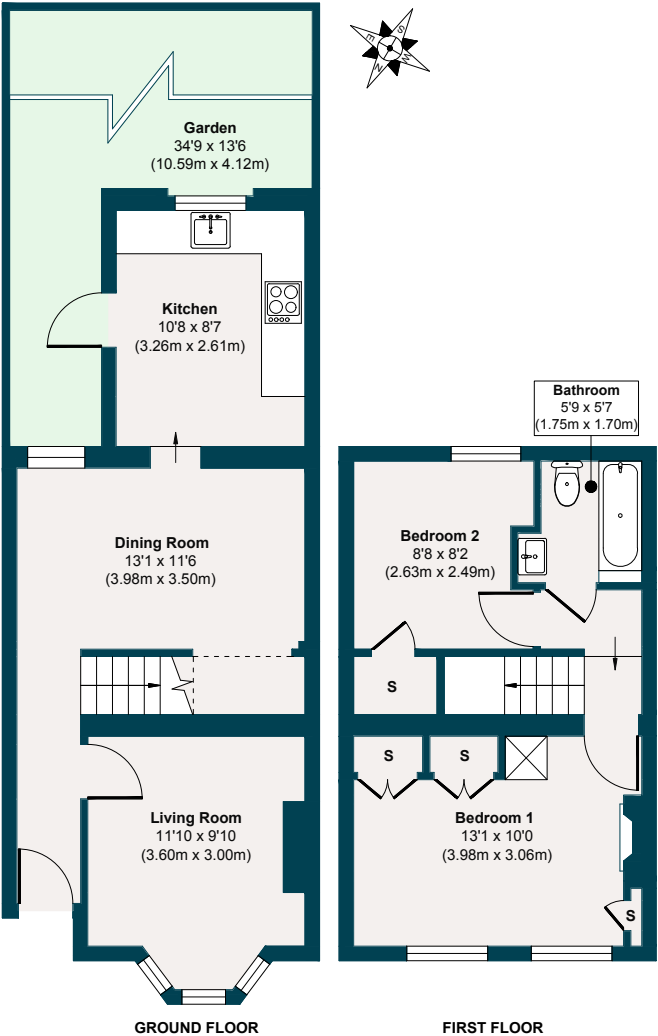
HUDDLESTONE ROAD, FOREST GATE E7

**APPROXIMATE
FLOOR AREAS**
Ground Floor
384 SQ. FT
(35.73 SQ. M)

First Floor
286 SQ. FT
(26.66 SQ. M)

**Gross Internal
Floor Area**
670 SQ. FT
(62.39 SQ. M)

Illustration for identification
purposes only, measurements
are approximate, not to scale.



THE NEIGHBOURHOOD



Just beyond the end of the street, the beautiful Wanstead Flats and Jubilee Pond provide a delightful environment to picnic, jog, or simply surround yourself with nature and wildlife. On the weekend, you can always explore a little further with a trip to Epping Forest or the nearby Queen Elizabeth Park at Stratford.

Forest Gate train station is a 13-minute walk. From here, you can take the new Crossrail link, racing you to Canary Wharf (12 mins), Bond Street (19 mins) and Heathrow Airport (47 mins). You can also reach Liverpool

Street in 12 minutes, stopping at Stratford's major interchange just two stops away. Here, you'll find connections to the DLR, Central and Jubilee Lines, plus retail therapy at Westfield and foodie delights in the East Village, including Mother Kelly's Taproom, Fish House (for great fish and chips) and Appetite, an Italian butcher and deli.

Huddlestone Road is just a 10-minute walk from Wanstead Park Overground station, connecting Barking to Gospel Oak via Walthamstow, with a handy change to the Victoria Line at Blackhorse Road.

Singburi for Thai; Dina for craft beer and natural wines, and Caner Supermarket, 'probably the best corner shop in London'.

Other local favourites are Forest Gate Tavern (recently refurbished and has a new menu and live music) and Ramble (famed for its cinnamon buns). Mora serves authentic, fresh pasta, and the Holly Tree pub has a working miniature railway to amuse children of all ages. Wanstead Kitchen on nearby Pevensey Road is also excellent.

Our local sellers have highly recommended the Wild Goose Bakery 'for a cheeky croissant'; Joyau wine bar under Forest Gate Arches (there's also a new wellness and workout space here – E7 Movement); The Leytonstone Tavern; The Pretty Decent Beer Co taproom;

Forest Gate's recent renaissance has created a thriving community of independent local businesses. Among the other great places to eat and drink in the neighbourhood are Wanstead Tap for craft beer, Joyau wine bar & shop, and Giovanna's Deli & Wine – their pizza dough is exceptional!

ADDITIONAL INFORMATION

Please scan the QR code to see the EPC rating; information on local schools, transport, hospitals and more.



A NOTE FROM THE OWNERS



“We fell in love with this house when we first saw it and took it on as a project. During the process, it has become an amazing home and haven during lockdown. The garden is a great space to entertain guests in the summer, and the living room is perfect for cosy winter evenings. We are sad to move and leave such a lovely property and a great road with an infamous annual street party and such amazing neighbours, but happy for someone to take over the next chapter and love it as a home as much as we have.”

NOTES

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2016

Design-conscious estate agency.

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