



*For memories made  
and memories to come.*

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## TRUMPINGTON ROAD, FOREST GATE E7

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- ◆ Two-bedroom Victorian house
- ◆ Underfloor heating in kitchen & bathroom
- ◆ Two reception rooms
- ◆ Original period features
- ◆ Quiet location near green spaces
- ◆ Southeast-facing rear garden
- ◆ Short walk to Crossrail
- ◆ Close to great shops & eateries

This charming two-bedroom Victorian mid-terrace house lies in the peaceful tree-lined 'Lanes area' of Forest Gate, a 17-minute walk from Crossrail services to Central London, while the vast green walking, running, and cycling havens of Wanstead Flats, Wanstead Park, and Hollow Ponds are right on your doorstep.

Trumpington Road is tucked away in a low-traffic neighbourhood near the area's most popular shops and bars. As you arrive at the property, you'll spot a beautiful ash tree that keeps the front cool in the summer and contrasts against a red-brick exterior trimmed with a colonnaded bay window and entranceway with foliage capitals.

Screened behind a low brick wall, the front patio houses a lockable rack, so you can secure your bikes before stepping through a traditional navy-blue front door with chrome furniture and numbered transom above.

Inside, industrial-style wall-mounted bulbs and a cast-iron radiator offset grey walls that continue throughout the ground-floor and rich-toned exposed floorboards that run into the reception rooms. The chequerboard tiles to the porch area repeat in the feature fireplace in the living room to your left. This adjoins the hall to allow the maximum amount of natural light in through the front door and a charming bay window fitted with wooden shutters. You'll also find a useful built-in cupboard and shelves on one side of the fireplace.

*“Characterful ceiling panelling complements floor-to-ceiling integrated cupboards and full-height bookshelves.”*

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*“The period-sensitive patterned floor tiles and a modern white metro-tiled splashback pair before flowing into the bathroom.”*

Behind, you'll discover a cosy dining room warmed by another cast-iron radiator, where characterful ceiling panelling complements floor-to-ceiling integrated cupboards and full-height bookshelves. There's also more storage space in the understairs cupboard. Meanwhile, a tall glazed door draws in light from the southeast-facing garden to illuminate meal times and gatherings, along with a large central pendant bulb.

The underfloor heated kitchen lies just

beyond. Laid out in the galley style, it's spacious and has plenty of in-built, soft-grey cabinetry with wooden worktops and practical storage, including a spice drawer and cutlery drawer under the hob.

Brightened by downlights, a large side window above the 1.5-bowl sink, and a glazed garden door, it features an integrated Bosch oven and microwave, a gas hob with extractor hood, a hidden Beko fridge-freezer (new in July 2022), a concealed Blomberg dishwasher and washing machine (new in September 2023), plus a Vaillant boiler is housed here. Some lights were also replaced in August 2023.

The period-sensitive patterned floor tiles and a modern white metro-tiled splashback pair before flowing into the bathroom,

which recently had new lower glazing installed. Underfloor heating ensures a comfortable temperature for luxuriating in the double-ended tub (with a handheld shower attachment and mounted heated towel rail) or the walk-in rainfall shower. A modern basin vanity unit with a mirrored cabinet above provides storage, while a back-to-wall toilet completes the suite.

Between the living and dining rooms, the staircase rises to the first floor, where white/neutral painted walls flow throughout and cream carpet underfoot runs into both double bedrooms, connected by stripped wood doors to a landing with loft access. The primary bedroom has a pleasant view of the ash tree at the front through two large windows with slatted roller blinds, while bedroom two overlooks

the garden through a window with a fitted blind and new lower glazing. It also comes with built-in storage.

Outside, a wide side return leads to a low-maintenance, sunny southeast-facing garden enclosed by overlap and closeboard fence panels. Laid with attractive stone tiles, the garden has a relaxing courtyard feel that would suit a Mediterranean-style planting scheme, pot plants, and growing herbs and vegetables. There's also a useful wooden shed in the back corner.

*“The garden has a relaxing courtyard feel that would suit a Mediterranean-style planting scheme.”*



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LIVING ROOM



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## DINING ROOM





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## KITCHEN



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## BATHROOM



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PRIMARY BEDROOM





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SECOND BEDROOM



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GARDEN



FRONT OF HOUSE



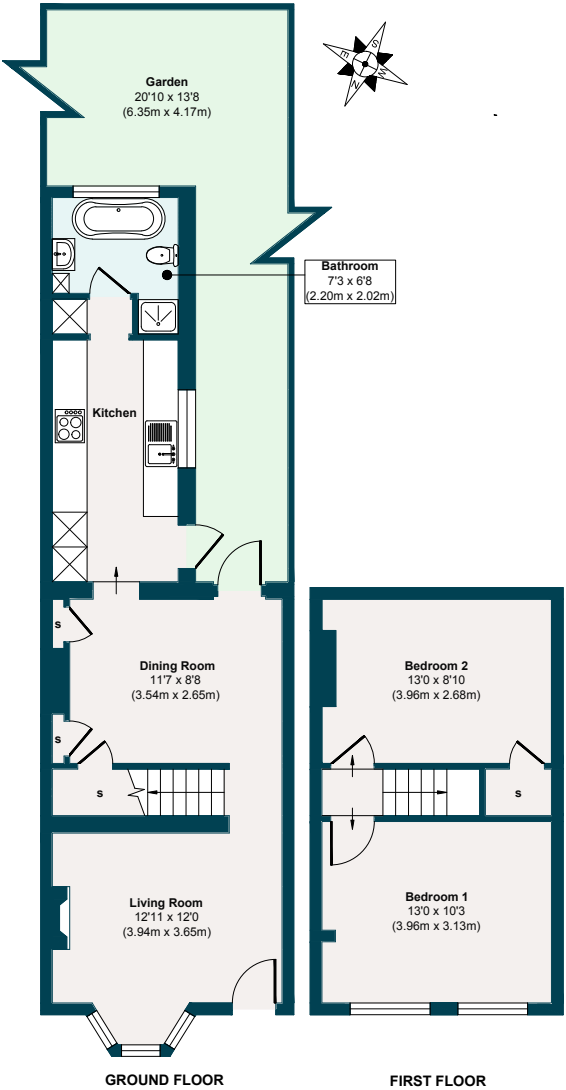
TRUMPINGTON ROAD, FOREST GATE E7

**APPROXIMATE  
FLOOR AREAS**  
**Ground Floor**  
467 SQ. FT  
(43.46 SQ. M)

**First Floor**  
296 SQ. FT  
(27.56 SQ. M)

**Gross Internal  
Floor Area**  
763 SQ. FT  
(71.02 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 head over nearby Queen Elizabeth Park at Stratford.

The current owners also love exploring further afield, cycling to Leytonstone in under 10 minutes before catching the Central Line to Loughton, Theydon or Epping – you can also walk the whole way from the house through the

forest to Epping and get the Tube back. Alternatively, take a break to the Kent coast from Stratford International and out to Whitstable, Margate, Deal, or even Rye.

Forest Gate train station is a 17-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.

Trumpington Road is just a 14-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.

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; 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.

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, Giovanna's Deli & Wine Bar for exceptional pizza, and Fiore Truck for more excellent Italian cuisine.

Local schools that are Ofsted-rated 'Outstanding' and 'Good' include The Jenny Hammond Primary, Colegrave Primary, Davies Lane Primary, Forest Gate Community School, Odessa Infant School, and Maryland Primary.

### 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

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*“We’ve loved living in such a beautiful house. It’s got everything you’d need: a dining area and south-facing garden to host friends and family; plenty of space for working from home; access to amazing green spaces; and a welcoming community. We love running and cycling and feel very lucky to have lived so close to Wanstead Flats, Wanstead Park and Epping Forest. There are many amazing places to eat and drink on the doorstep for somewhere so green. The Elizabeth Line, which means you can be in central London in 35 minutes, is also nearby.”*

*“It is a brilliant area to live year-round. In the winter, we camp out in the heated beer garden at the Holly Tree and warm up with coffee from Wild Goose Arches. In spring, we admire the bluebells at Wanstead Park and watch the birds migrate back to the pond. At the end of the road, Pretty Decent taproom has a community-focused vibe, where everyone sits outside in summer next to the tree. Come autumn, we take the Central line up to Loughton to go mushroom-spotting in Epping Forest as the leaves brown.”*





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