



**13 Crosby Road
London, E7 9HU
Asking price £700,000**

Situated in Forest Gate South, this spacious family home spans 1470 square foot.

Upon entry, you are welcomed into a wider than most hallway providing access to all ground floor rooms and the cellar, ideal for storage. The generous through lounge benefits from a large front bay window and a rear picture window, allowing an abundance of natural light to flood the space. The room features wood flooring, ceiling coving, and offers ample space for both living and dining. The kitchen, positioned to the side, has been well maintained and features Victorian-style tiled flooring, white cabinetry at eye and base level, an integrated double oven and gas hob, and a freestanding washing machine and a door providing access to the side return of the garden. To the rear, there is a versatile additional room currently used as a second living area. With a bay window and French doors leading to the garden, this space is bathed in natural light and can easily serve as a separate dining room, home office, playroom, or snug. The rear garden is a fantastic outdoor retreat, approximately 40 feet in length, with paved areas at the front and rear ideal for entertaining, along with a central lawn and side flower bed filled with shrubs.

Upstairs, the first-floor landing has been finished to a high standard, featuring engineered wood flooring and a neutral décor. There are four bedrooms in total, two spacious doubles at the front, a generous third bedroom to the rear, and a fourth single bedroom to the side, which can be used as a child's bedroom or home office/study. The family bathroom is tastefully presented and includes a panelled bath with a shower attachment, a vanity hand wash basin, low-level W/C, and stylish décor throughout. Additionally, there is potential to extend into the loft (subject to planning permission), offering the opportunity to create an extra bedroom and bathroom.

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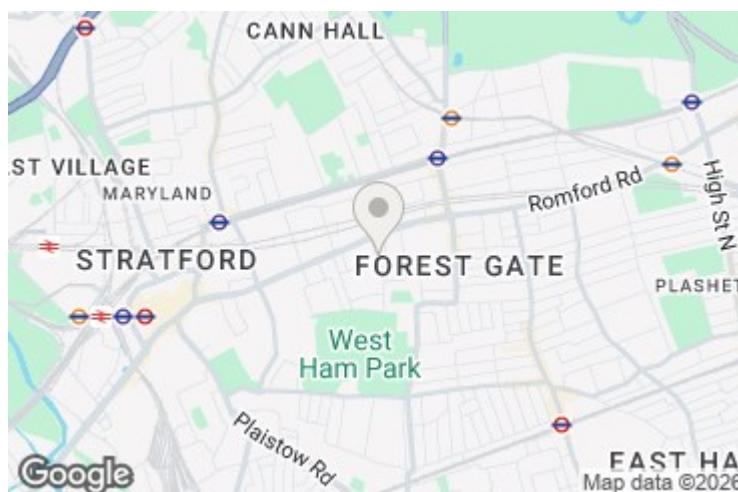
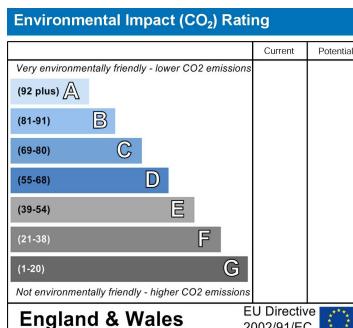
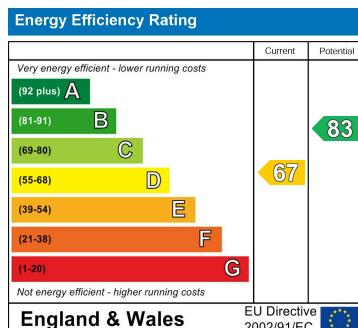
Crosby Road is ideally positioned close to amenities and transport links, including Stratford, Maryland, and Forest Gate (Elizabeth Line) train stations. The area offers excellent City access via bus routes along Romford Road and features a variety of coffee shops, restaurants, and green spaces such as West Ham Park and the sought-after Wanstead Flats Common, all just a short walk away.

-Sole Agents-

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Approximate Gross Internal Area
1470 sq ft (137 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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