

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



## 23 Bective Road London, E7 0DP Offers in excess of £775,000

Nestled on a quiet street in the heart of the ever-popular 'Lanes Area' of Forest Gate extended Victorian family home.

Upon entry, you are greeted by a hallway leading to an open-plan kitchen area featuring original hardwood flooring and sleek base-level cabinetry with quartz worktops. The kitchen is equipped with integrated appliances, including a fridge freezer, dishwasher, induction hob, and double ovens, as well as understairs storage. An opening at the front accesses a generously proportioned living room, currently used for dining. This room also boasts original hardwood flooring and a double-glazed sash bay window, allowing ample natural light to flood the space. To the rear, there is an additional versatile area that can serve as another living space or a spacious dining area, enhanced by a skylight and a french doors to the rear garden. This door opens to a 27-foot rear garden, adorned with mature shrubs and a variety of fruit trees, including grape, apple, cherry, and gooseberry, alongside a paved area ideal for outdoor dining.

Ascending to the first floor, you will find two spacious double bedrooms and a well-appointed bathroom featuring a stone step-up bath and cleverly concealed cabinetry housing the washing machine.

The second-floor extension has been thoughtfully designed to offer two additional double bedrooms. One of these bedrooms includes eaves storage, two skylights, and a luxurious en-suite shower room.



Bective Road is conveniently located near numerous amenities, including Forest Gate's Elizabeth Line (offering access to Liverpool Street in just 14 minutes) and Wanstead Park train stations. The area boasts excellent transport links and a vibrant array of cafes, bars, restaurants, and community hubs. Highlights include the Wild Goose Bakery for fresh bread and pastries, E7 Movement for yoga and fitness classes, and the Can Club kids' playzone and café. Additionally, Pretty Decent Beer Co., Fiore's delicious pasta and pizza, and The Holly Tree, named one of the 50 best pubs in London by Time Out, are all just a short walk away. The large green expanse of Wanstead Flats is also nearby, providing a perfect retreat for outdoor activities.

## Ground Floor

## Living Room

## Kitchen Area

## Dining Area

## First Floor

## Landing

## Bedroom One

## Bedroom Two

## Fitted Bathroom

## Second Floor

## Landing

## Bedroom Four

### Bedroom Three

**16'7 at longest x 10'3 (5.05m at longest x 3.12m)**

## En-Suite Shower Room

**6'4 x 2'4 (1.93m x 0.71m)**

## Exterior

## Rear Garden

**27'1 (8.26m)**

## Property Disclaimer

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Environmental Impact [CO <sub>2</sub> ] Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	



