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15 Gough Road
London, E15 1SX
Offers in excess of £725,000

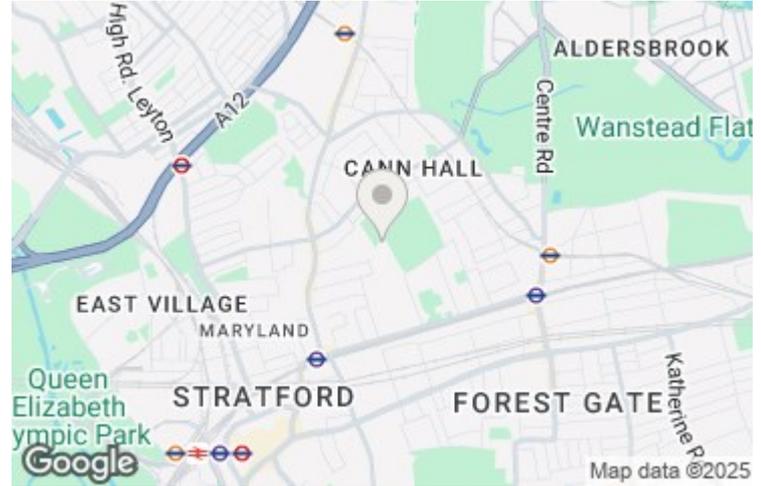
Set on a quiet residential street in the heart of Maryland, Gough Lodge is a spacious end-of-terrace family home finished to an immaculate standard throughout.

Upon entering, the hallway provides seamless access to all ground-floor rooms. To the right, the reception room benefits from a wealth of natural light and has been tastefully finished with original polished hardwood flooring and elegant décor. To the left, an open-plan space combines a versatile dining area at the front, featuring a large window for natural light, with a wood burner, and a kitchen area to the rear. The kitchen is fitted with sleek white cabinetry at both eye and base level, integrated and freestanding appliances, including an oven with gas hob, dishwasher, and fridge-freezer. French doors open directly onto the garden, creating a bright and airy flow. At the rear of the hallway, the ground-floor bathroom has been renovated to a high standard, featuring a modern matt navy blue colour scheme with white tiling, tiled flooring, a panelled bath, storage, hand wash basin, and W/C. The rear garden, approximately 25'0 in length, combines an artificial grass area for low maintenance with mature shrubs and a paved section ideal for outdoor dining. Additional benefits include a storage room and the unique advantage of side access.

Upstairs, the first-floor landing provides access to all bedrooms. Two double bedrooms at the front boast built-in wardrobes, while the two rear bedrooms are also generously sized, with one featuring an exposed brick wall. All bedrooms are finished with polished hardwood flooring, tasteful décor, and ample natural light. The first-floor wet room has been finished to an immaculate standard, with Victorian-inspired tiled flooring, white tiled walls, a waterfall shower feature, low-level W/C, and hand wash basin.

15 Gough Road, London, E15 1SX

Gough Road benefits from its proximity to Maryland station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 12 minutes, with Stratford International also nearby, expanding travel options across East London. The area itself is vibrant and well-served by an array of independent cafés, restaurants, and local favorites, including The Wild Goose Bakery, E7 Movement fitness studio, Bloom Café, The Can Club family-friendly café and play zone, Quirky Café, Fiore’s Italian eatery, Cups and Jars, newcomer Tipi Coffee Co, Pretty Decent Beer Co, Forest Gate Tavern, and the award-winning Holly Tree pub — named one of Time Out’s Top 50 London pubs. Families will appreciate the highly regarded Jenny Hammond Primary, Maryland Primary School and St. John’s Church of England School, both within walking distance and rated Good by Ofsted, as well as nearby green spaces such as Maryland Park and Stratford Park, ideal for outdoor activities.

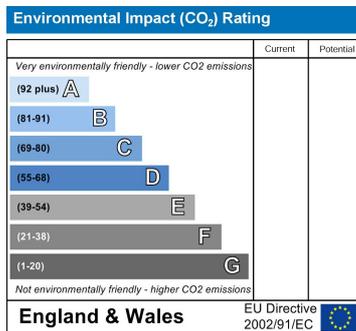
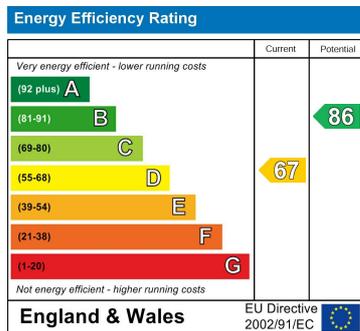


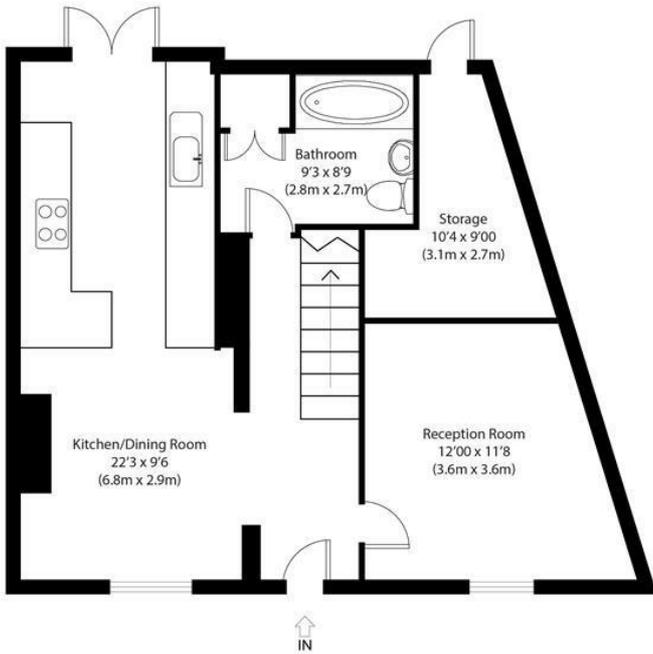
Viewings will be taking place on Saturday 11th of October, please call to arrange an appointment.

Property Disclaimer

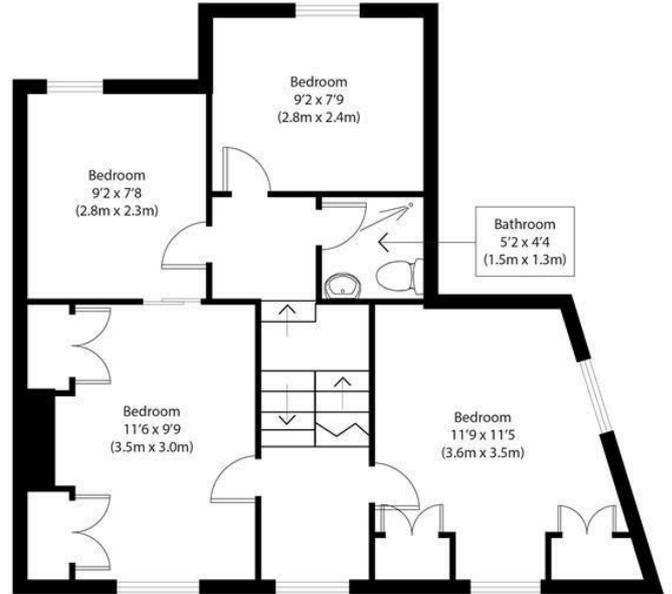
THE PROPERTY MISDESCRIPTION ACT 1991

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Ground Floor



First Floor

Approximate Gross Internal Area
1025 sq ft (95 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

