



**18 Latimer Road
London, E7 0LQ
Asking price £875,000**

Situated in the heart of the ever-popular Forest Gate Village area is this beautifully extended and detached family home, finished to an immaculate standard throughout.

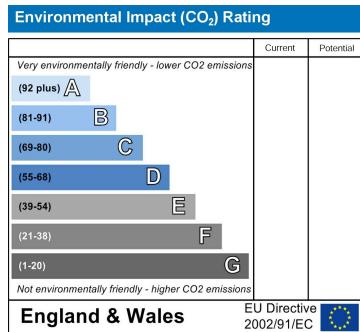
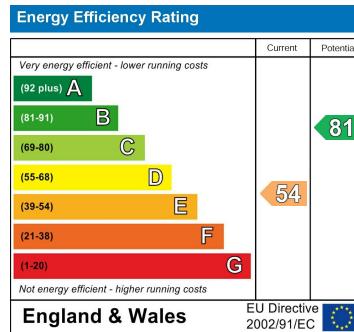
Upon entry, you are welcomed into a generously wide hallway providing access to all ground floor rooms, as well as stairs leading to the first floor. The spacious living area is flooded with natural light from the large front-facing bay window, complemented by shutters, engineered hardwood herringbone flooring, and a bright whitewashed décor. The extended kitchen has been completed to an exceptional standard, offering an open-plan environment ideal for family living and entertaining. Underfloor heating runs throughout the entire downstairs, ensuring comfort alongside style. Skylights, windows, and French doors allow an abundance of natural light, enhancing the modern design scheme. The kitchen is fitted with eye- and base-level units, a central island, and a double oven. A sliding door at the front of the room leads into a well-appointed utility space, a practical addition for family life. The rear garden extends to approximately 100' in length and has been well maintained, featuring a lawn area, a storage shed, and fence boundaries.

Ascending to the first floor, the hallway provides access to two bright and airy double bedrooms, both tastefully decorated in a neutral colour scheme with carpet flooring. A third bedroom offers versatility, suitable for use as a single bedroom, study, or home office. The shower room has been finished to a high quality, featuring tiled walls, patterned tiled flooring, a walk-in shower cubicle with a waterfall feature. Stairs leading to the second floor provide access to the rear bedroom which is generously sized, overlooking the garden and finished in a modern décor scheme. The fifth bedroom, located to the front, benefits from eaves storage and ample space for a small double bed, making it equally versatile. The top-floor bathroom is also beautifully appointed, featuring tiled walls, patterned flooring, a large panelled bath with shower attachment, and W/C.

Latimer Road benefits from its proximity to Forest Gate station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes, with Wanstead Park Overground also nearby, expanding travel options across East London. The area is vibrant and well-served by a variety of independent cafes, restaurants, and local favourites including The Wild Goose Bakery, E7 Movement fitness studio, The Can Club family-friendly café and play zone, Fiore's Italian eatery, new addition Tipi Coffee Co., Pretty Decent Beer Co., and the award-winning Holly Tree pub, named one of Time Out's Top 50 London pubs. The property also benefits from being within the catchment area for the highly regarded Woodgrange Infant School, rated Good by Ofsted, and Godwin Junior School, which holds an Outstanding rating.

Property Disclaimer

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Approximate Gross Internal Area

1670 sq ft (155 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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