

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



## 19 Avenue Road London, E7 0LA Offers in excess of £1,175,000

Imposingly set on Avenue Road in the Village Area of Forest Gate is this Victorian three-storey, brick fronted semi-detached family home. Lovingly restored throughout by the current owners, this property is flooded with natural light, and packed with an abundance of period features, including stripped wood floors, cast iron fireplaces, beautiful high ceilings, new wooden double glazed sash windows, along with new electrics and plumbing as well as a smart heating system. On the ground floor, there are 2 reception rooms, downstairs WC, as well as an open-plan kitchen-diner with bi-fold doors leading to a tiled patio and a generous mature garden (approx. 130 ft.) with a play area at the back of the garden, hidden from view by mature plants and trees. The first and second floors consist of: Four double bedrooms (2 benefitting from en-suites), family bathroom, separate WC and a spacious office that could easily be converted into an extra bedroom if required. The property also benefits from a large basement, a front garden (with a dropped curve) allowing off-street parking for 2 cars as well as side access with alley – perfect for storing bikes. This property is a 3-minute walk away from transport links such as Forest Gate (Elizabeth Line) and Wanstead Park train stations and a stone's throw away from the green open spaces of Wanstead Flats. Nearby are cafes, bars and restaurants in the arches and high street, as well as being within the catchment area for Godwin Junior School and Woodgrange Infant School.

Viewings are going ahead on Saturday 24th January. Please call to arrange your appointment.

-Sole Agents-



# 19 Avenue Road, London, E7 0LA

## Ground Floor

### Entrance Hallway

Entrance via wood panelled door, original wood floor, dado rail, Victorian style radiator, access to: living room, dining room, fitted kitchen, cellar, ground floor W/C and first floor.

### Living Room

**15'8" into bay x 14'11" into alcove (4.78m into bay x 4.55m into alcove)**

Double glazed sash bay window to front, original wood floor, feature fireplace with surround, two Victorian style radiators, coving, ceiling rose and picture rail, 9'10 ceiling height.

### Dining Room

**12'0" x 9'6" into alcove (3.66m x 2.90m into alcove)**

Double glazed French doors giving access to side return, original wood floor, feature fireplace with surround, Victorian style radiator, coving, picture rail and dado rail.

### Fitted Kitchen

**16'9" x 9'10" (5.11m x 3.00m)**

Double glazed sash window to side, door giving access to side return, tiled floor with underfloor heating, part tiled walls, units at eye and base level, quartz worktop, butler sink with mixer tap, freestanding Smeg range cooker with gas hob and extractor fan, integrated fridge and freezer which are separate and full height, fitted storage units, ceiling spotlights.

### Morning Room

**10'9" x 14'6" (3.28m x 4.42m)**

Double glazed bi-folding doors giving access to rear garden, window overlooking side return, two skylights, tiled floor with underfloor heating, ceiling spotlights.

### W/C

Tiled floor, low-level W/C, hand wash basin, extractor fan, cupboard housing wall mounted combi boiler.

### Cellar

**10'2" x 13'5" (3.10m x 4.09m)**

6'5 ceiling height, double glazed window to rear, plumbing for washing machine, radiator, dry and great storage space.

## First Floor

### Landing

Two double glazed sash windows to side, original wood floor, coving, two Victorian style radiators, access to: bedrooms one, two and three, fitted bathroom, separate W/C and second floor.

### Bedroom One

**15'7" into bay x 14'11" into alcove (4.75m into bay x 4.55m into alcove)**

Double glazed sash bay window to front, original wood floor, Victorian style radiators, feature Victorian fireplace with surround, coving, access to en-suite.

En-suite - 3'3 x 8'2 - Wood floor, part tiled walls, walk-in shower cubicle, hand wash basin, low-level W/C, shelving into wall, extractor fan.

### Bedroom Two

**8'5" x 9'4" (2.57m x 2.84m)**

Double glazed sash window to rear, coving, radiator.

### Bedroom Three

**13'6" x 10'0" (4.11m x 3.05m )**

Double glazed sash window to rear, original wood floor, Victorian style radiator.

### Luxury Fitted Bathroom

**6'7" x 6'7" (2.01m x 2.01m)**

Double glazed opaque sash window to side, original wood floor, Victorian style bath with shower attachment, vanity hand wash basin, chrome heated towel rail and radiator.

### Separate W/C

Two double glazed windows to front and rear, tiled floor, low-level W/C, hand wash basin, chrome heated towel rail and radiator.

## Second Floor

### Office/Study

**12'7" x 15'1" (3.84m x 4.60m)**

Two double glazed sash windows overlooking rear garden, original wood floor, radiator.

### Bedroom Four

**12'2" at longest x 15'1" at widest (3.71m at longest x 4.60m at widest)**

Double glazed sash window to front, radiator, access to en-suite.

En-Suite - 5'5 x 5'3 - Walk-in shower cubicle, hand wash basin, low-level W/C, chrome heated towel rail.

## Exterior

### Rear Garden

Approximately 130ft, west facing, tiled patio area, laid lawn, mature shrubs, fence surround, kids playhouse, well maintained, quiet and secluded.

### Front Garden

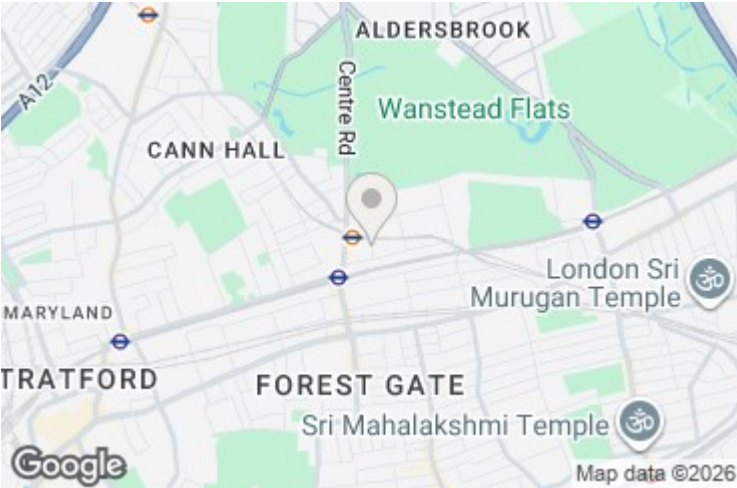
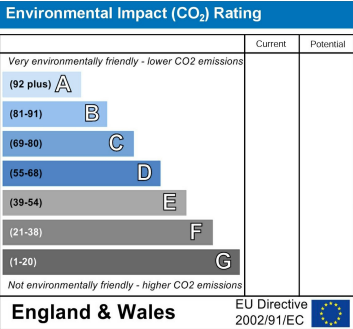
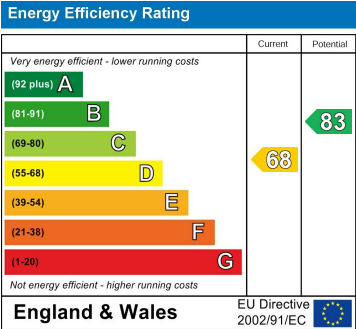
Off-street parking for two cars.

## Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Total Floor Area - 157 Square Metres | 1689.93 Square Foot