



**72 Studley Road
London, E7 9LY
Offers in excess of £550,000**

Situated in south Forest Gate is this well-presented and extended family home.

Upon entry, you are welcomed into a hallway providing access to all ground-floor rooms. To the front of the property is a spacious sitting room, featuring a large bay window that floods the room with natural light, featuring a fireplace and offers ample space for both living and dining. The room also benefits from an under-stairs storage cupboard and provides access to a well-appointed ground-floor WC and the kitchen/diner. The dining room is generously sized, finished in a neutral décor scheme and benefits from French doors opening out to the rear garden allowing a lot of natural light to flood the room. The galley-style kitchen accessed from the dining room features white-themed eye-and base-level cabinetry providing ample storage, an oven with gas hob and space for a washing machine. Externally, the rear garden measures approximately 15' x 15' and offers a blank canvas, paved for ease of maintenance and incorporating a useful storage area.

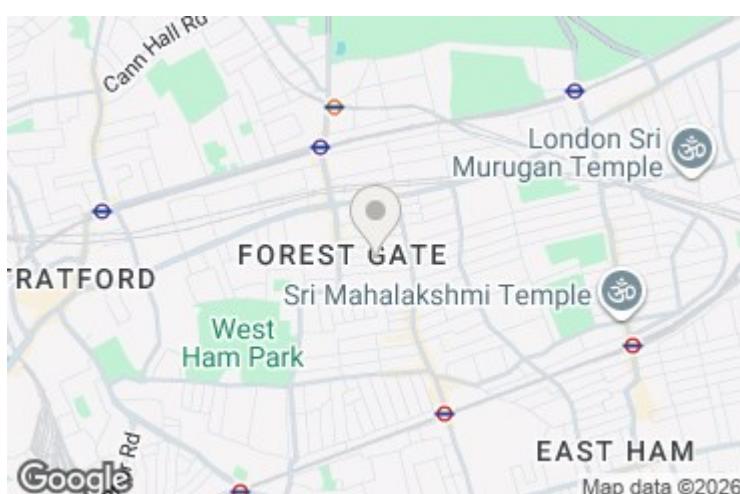
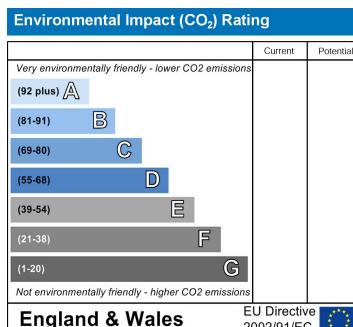
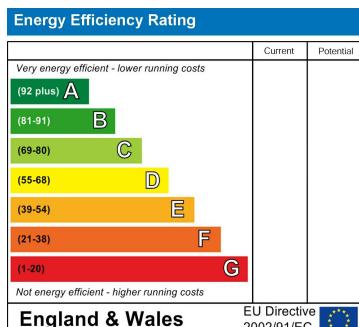
Ascending to the first floor, the landing provides access to all bedrooms, the family bathroom and stairs leading to the second floor. The two front bedrooms are doubles with plenty of space for wardrobes, while the third bedroom is ideal as a single room or a versatile home office. The bathroom comprises part-tiled walls, a panelled bath with shower attachment, low-level WC and hand wash basin. The second-floor loft room is currently used as a bedroom and offers a flexible living space, complete with eaves storage on either side and a Velux window providing natural light.

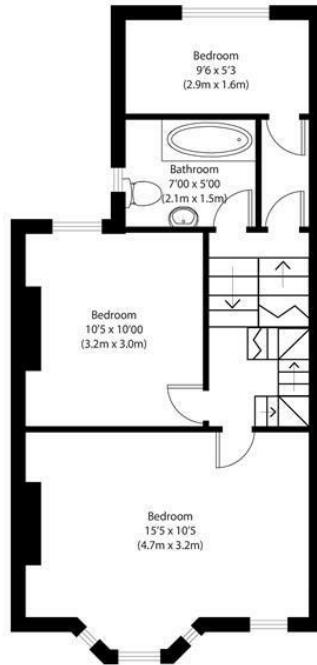
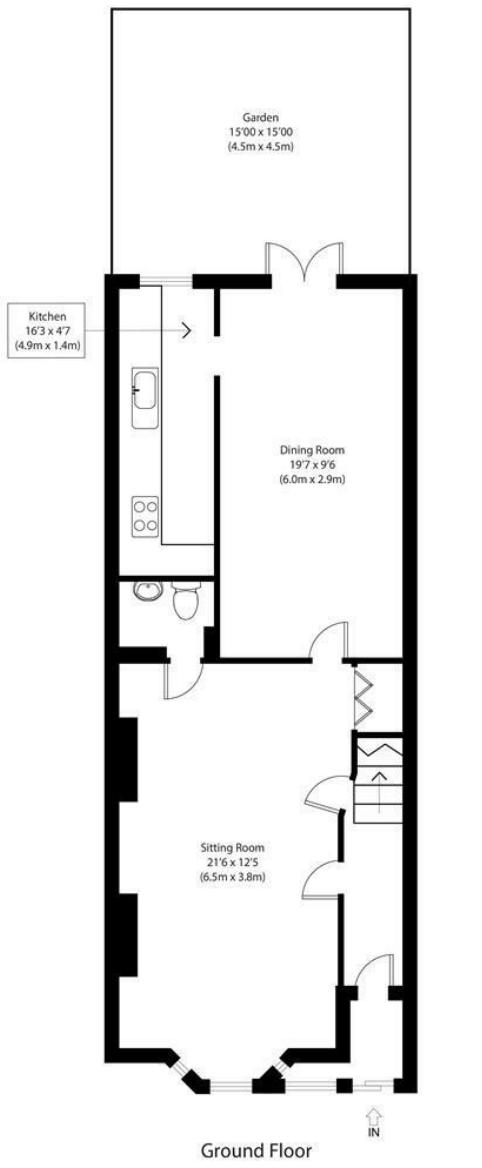
Studley Road benefits from its proximity to Forest Gate station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes, with Wanstead Park Overground also nearby, expanding travel options across East London. The area is vibrant and well-served by a variety of independent cafes, restaurants, and local favorites including The Wild Goose Bakery, E7 Movement fitness studio, Bloom Cafe, The Can Club family-friendly café and play zone, Quirky Cafe, Fiore's Italian eatery, Cups and Jars, new addition 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. The property is also within the catchment for the highly regarded Elmhurst Primary School, which is Ofsted-rated Outstanding.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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Approximate Gross Internal Area
1215 sq ft (113 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.

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