



**27 Strode Road
London, E7 0DU
Offers in excess of £650,000**

Situated on a quiet residential street in the ever-popular Lanes Area of Forest Gate sits this brick-fronted, family home offering an exciting opportunity for buyers looking to create their ideal home. Although requiring modernisation throughout, the property provides excellent potential, with ample precedent on the street for both kitchen and loft extensions (subject to planning permissions).

Entry via the hallway providing access to all ground-floor rooms. The spacious through-lounge features a large front bay window, allowing natural light to flood the space and flows seamlessly into a versatile dining or additional living area with a picture window to the rear. To the rear of the hallway is a separate dining room, again offering flexibility of use and benefitting from a side window and providing access to the kitchen. The kitchen is fitted with a range of eye and base level cabinetry, a built-in oven with gas hob and space for freestanding appliances including a washing machine and fridge freezer. There is side door exiting to the garden, as well as rear access to the shower room. The shower room comprises part-tiled walls, a walk-in shower cubicle, low-level WC and a freestanding wash basin. Externally, the south-facing rear garden measures approximately 40 feet and has been well maintained, featuring laid lawn, paved central walkway, mature shrubs and fenced boundaries.

To the first floor, the landing provides access to three well-proportioned double bedrooms, all benefiting from built-in wardrobes and excellent natural light with ample space for additional furnishings. Further benefits include the property being offered for sale with no onward chain.

Strode 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, 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 highly regarded Woodgrange Infant School (Ofsted: Good) and Godwin Junior School (Ofsted: Good) are both within a 10 minute walk away.

Property Disclaimer

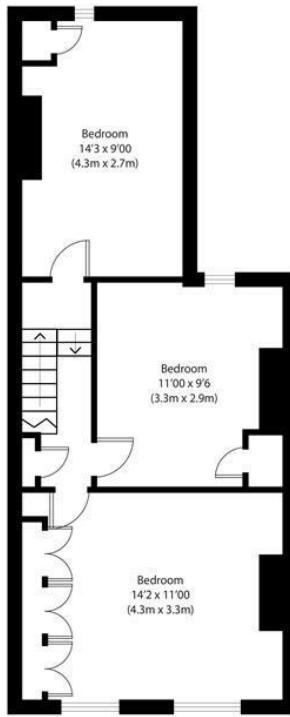
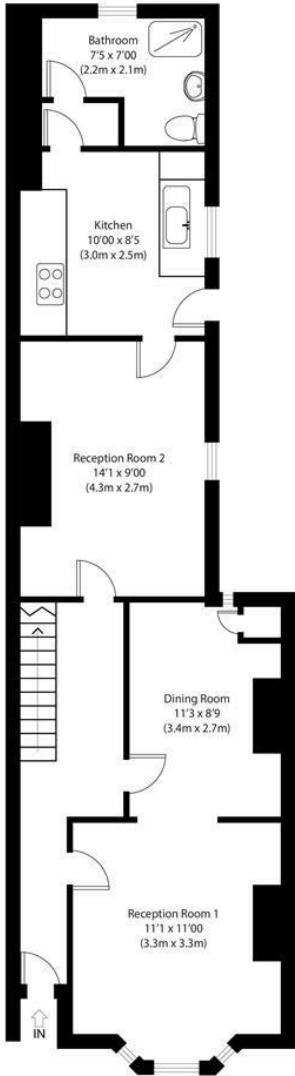
THE PROPERTY MISDESCRIPTION ACT 1991

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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





Approximate Gross Internal Area
1200 sq ft (111 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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