



**78 Tylney Road
London, E7 0LY
Offers in excess of £875,000**

Situated on a sought-after road within Forest Gate Village is this spacious double bay, brick-fronted family home, ideally located at the top of Tylney Road and just a stone's throw from Wanstead Flats Common.

Upon entering the property, the wider than average entrance hallway provides access to all ground-floor rooms, the cellar along with stairs ascending to the first floor. To the front, the impressive through-lounge is bright and spacious, featuring a large square bay window that allows an abundance of natural light to flood the room. Both reception areas offer generous living and dining space with versatile use to suit a family's needs

whilst retaining a wealth of original Victorian features, including ornate coving, dado rails and a feature fireplace with surround and hearth. The rear of the through-lounge opens into the dining room with wood-style flooring, offering ample space and flexible use. The dining room seamlessly connects to the kitchen

and provides access to a ground-floor W/C, as well as French doors opening onto the rear garden. The kitchen is well presented, fitted with sleek cream cabinetry at eye and base level, a breakfast bar, roll-top

work surfaces, built-in ovens, and a gas hob, integrated washer/dryer and dishwasher. The rear garden measures approximately 100ft in length and features a paved patio area ideal for outdoor dining directly from the dining room, laid lawn, mature surrounding shrubs and a storage shed.

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Ascending to the first floor, the landing provides access to three bedrooms. There are two generous double bedrooms, both bright and airy with ample space for wardrobes and additional furnishings. The third bedroom is also a small double and offers versatile use, ideal for a growing family or home office. The family bathroom comprises an opaque window, panelled bath, low-level W/C and hand-wash basin. Subject to planning permission, there is precedent in the area for a loft extension offering the potential to create an additional bedroom and en-suite. Further benefits include the property being offered for sale with no onward chain.

Tylney 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.

Viewings will be taking place on Saturday 21st February 2026, please call to arrange an appointment.

Property Disclaimer

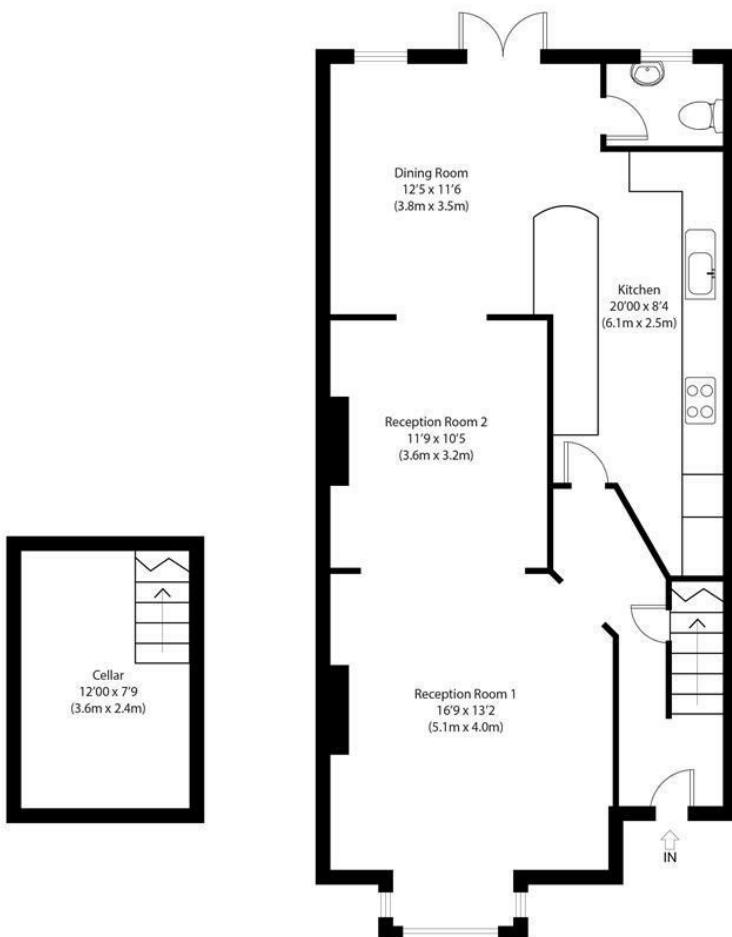
THE PROPERTY MISDESCRIPTION ACT 1991

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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 1360 sq ft (126 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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