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**24 Horace Road
London, E7 0JG**

Offers in excess of £850,000

Situated on a quiet, tree-lined street in the sought-after Village area of Forest Gate, sits this spacious end of terrace family home. Having been finished to an excellent standard, this property also benefits from retaining many of its original charming Victorian character.

The welcoming entrance hallway provides access to all ground-floor rooms, with stairs ascending to the first floor. To the front, the impressive through lounge is flooded with natural light via a double-glazed sash bay window and a further sash picture window to the rear. Both rooms feature beautifully polished original hardwood flooring, enhancing the property's period feel. The rear reception area is versatile and can be used as either a living or dining space. A wood burner adds warmth and character, while folding doors offer the option to separate the two areas if desired. Continuing along the hallway, there is a useful utility area with additional storage, a low-level W/C and a vanity hand wash basin. The cellar, spanning the length of the ground floor hallway, provides excellent additional storage space. To the rear, the open-plan kitchen/diner has been finished to a high specification. A sash bay window and French doors to the side allow for an abundance of natural light, creating a bright and airy space ideal for family living and entertaining. The kitchen offers ample base-level storage, integrated fridge freezer and microwave, electric oven with gas hob and extractor hood, a classic butler sink and a generous amount of space for family dining. The rear garden which can be accessed from the front of the property extends approximately 25'0 and has been thoughtfully arranged for low-maintenance enjoyment. The side return has been decked, with a paved area ideal for outdoor dining.

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Ascending to the first floor, the split-level landing provides access to all rooms. The master bedroom to the front is generously proportioned and features a sash bay window, built-in wardrobes and beautifully polished original hardwood flooring. The second bedroom also benefits from a sash window, built-in wardrobe and hardwood flooring, while the third bedroom, positioned to the rear overlooking the garden, enjoys a sash window and a pleasant outlook. All bedrooms have been decorated to a high standard, enjoy an abundance of natural light and offer ample space for additional furnishings or fixtures as required. The family bathroom is bright and well-appointed, featuring a skylight, vanity hand wash basin, panelled bath with shower attachment and low-level W/C. There is further potential to extend into the loft space, subject to the usual planning permissions, as has been done by other properties on the street, offering the opportunity to create an additional bedroom and en-suite if desired. The property also benefits from solar panels installed on the roof, contributing to improved energy efficiency. The current owner advises that this has resulted in a saving of approximately £1,000 per annum on energy costs. Further details regarding ownership and transfer arrangements of the solar panel system will be confirmed to the purchaser during the conveyancing process.

Horace 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.

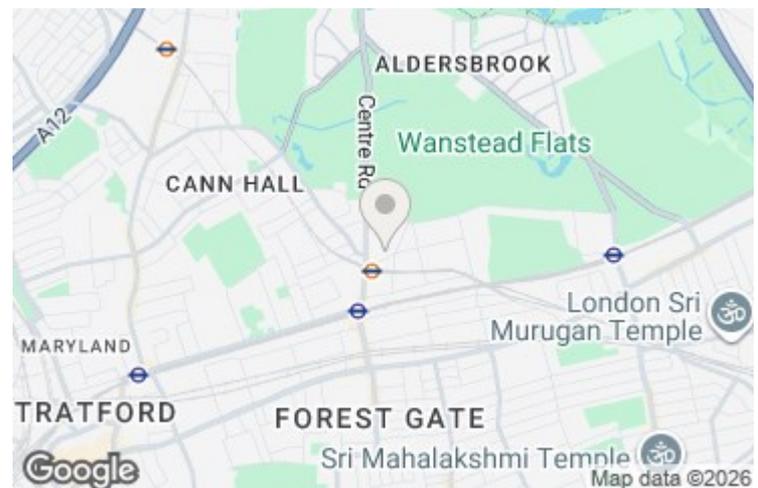
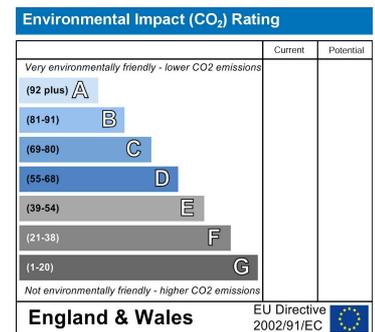
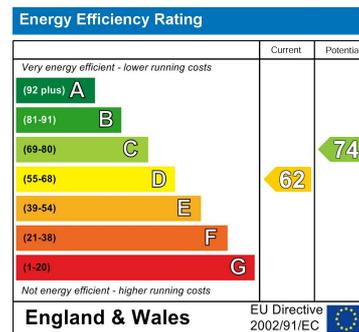
Viewings will be taking place on Saturday 14th March 2026, please call to arrange an appointment.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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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.





Approximate Gross Internal Area 1295 sq ft (120 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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