

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**31 Knighton Road**

**London, E7 0EE**

**Offers in excess of £1,075,000**

Located on the sought-after Wanstead Corner is this beautifully extended and meticulously finished family home, nestled on the desirable Knighton Road.

Upon entering, you are welcomed by a wider than most hallway, featuring elegant décor, engineered hardwood flooring, white wall panelling, and access to all ground floor rooms. The lounge is generously sized and flooded with natural light thanks to a large double-glazed sash bay window, complemented by newly fitted carpets that enhance the cosy yet refined ambiance.

The heart of the home lies in the stunning kitchen, finished to an exceptional standard. It boasts engineered parquet wood flooring, bi-folding doors to the rear and multiple skylights all combining to create a bright, open space with plenty of dining options. The kitchen features matt navy cabinetry paired with luxurious quartz worktops and is equipped with integrated appliances, including a double oven with gas hob, wine cooler, and fridge freezer. The central island, complete with a butler sink and ample storage, also serves as a breakfast bar. To the front, a utility room is accessed via the kitchen, providing additional storage and access to the ground floor W/C. The rear garden, extending approximately 45'0, is beautifully landscaped with a decked terrace ideal for al fresco dining, steps lead down to a well-maintained lawn bordered by flower beds and enclosed by fencing. A versatile outdoor studio with power supply is situated at the rear, ideal for use as a home office, additional living space, or tailored to suit your needs.

# 31 Knighton Road, London, E7 0EE

Ascending to the first floor, you'll find three double bedrooms and a family bathroom. The master bedroom benefits from built-in wardrobes and a front-facing bay window, while the rear bedroom also enjoys excellent natural light, and all three feature newly fitted carpets. The family bathroom is finished to a high specification, with stylish tiled walls and flooring, a panelled bath with a waterfall feature and a modern vanity unit. On the top floor, the main bedroom is bathed in natural light from front-facing skylights and a Juliet balcony to the rear. It also includes eaves storage. A further single bedroom is ideal as a nursery, office/study, or walk-in wardrobe. This floor is completed by a shower room, featuring tasteful décor, tiled walls and flooring, a walk-in shower cubicle, low-level W/C and wash basin.

Knighton Road is conveniently located near numerous amenities, including Forest Gate's Elizabeth Line (offering access to Liverpool Street in just 14 minutes) and Wanstead Park train stations. The area boasts excellent transport links and a vibrant array of cafes, bars, restaurants, and community hubs. Highlights include the Wild Goose Bakery for fresh bread and pastries, E7 Movement for yoga and fitness classes, and the Can Club kids' playzone and café. Additionally, Pretty Decent Beer Co., Fiore's delicious pasta and pizza, and The Holly Tree, named one of the 50 best pubs in London by Time Out, are all just a short walk away. The large green expanse of Wanstead Flats is also nearby, providing a perfect retreat for outdoor activities.

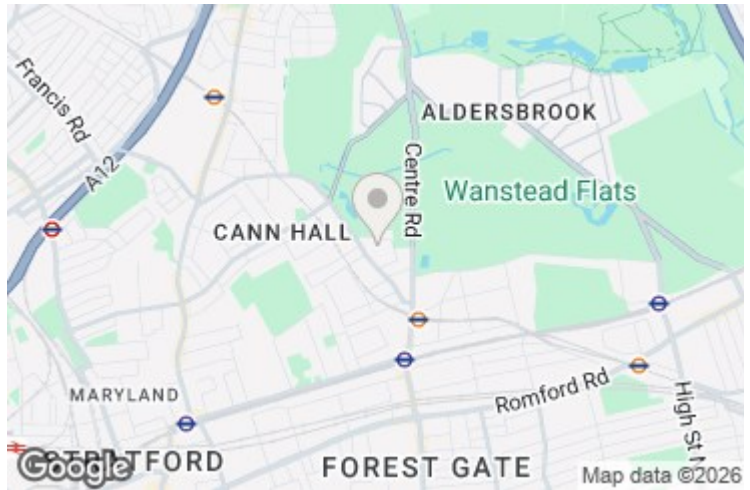
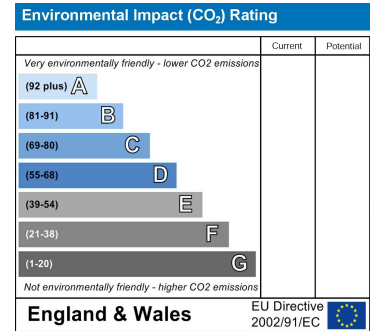
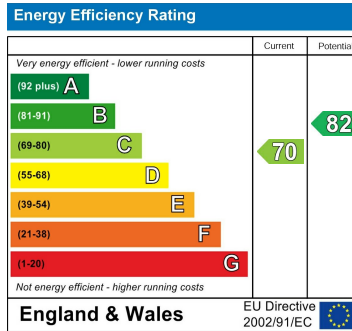
Viewings will be taking place on Saturday 21st March, please call to arrange an appointment.

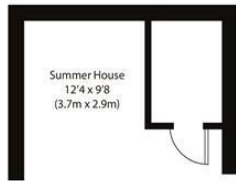
-Sole Agents-

## Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

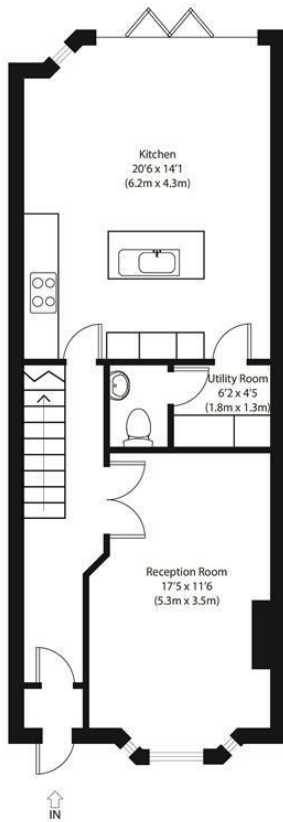
Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of 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.



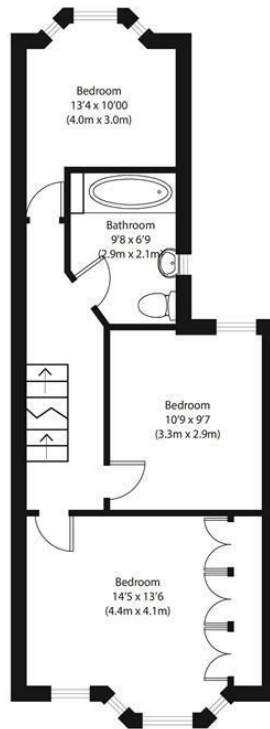


Approximate Gross Internal Area  
1490 sq ft (Excluding Outbuilding) (138 sq m)

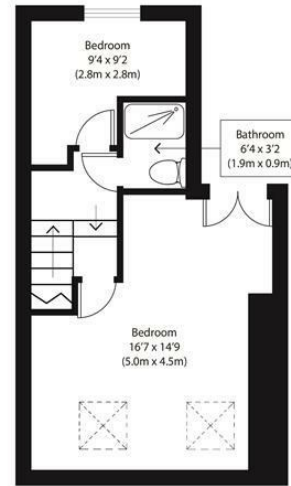
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photoshausgroup.co.uk



Ground Floor



First Floor



Second Floor