

# WILKINSON

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## 78 Cranmer Road London, E7 0JL

**Offers in excess of £900,000**

Set on a peaceful, tree-lined street just a stone's throw from Wanstead Flats is this beautifully finished family home located within the sought-after Village area of Forest Gate.

Upon entering this larger than average property you are welcomed by the hallway which provides access to all ground floor rooms. To the front, the spacious living area with a cleverly thought out work space has been finished to an excellent standard featuring tasteful décor, parquet hardwood flooring, double glazed sash bay windows and generous proportions allowing for versatile use. Along the hallway a door beneath the stairs leads to a cellar which spans the full length and width of the hallway. Currently used as a gym, it also offers excellent additional storage space. To the rear, steps lead down to the meticulously thought out open-plan living/dining space which includes a snug area ideal for additional seating. A large skylight allows natural light to flood the room which can be used in a number of ways. Additionally, you have the benefit of a well-appointed ground-floor shower room and WC, finished with Victorian-style tiling. This space flows seamlessly into the kitchen which has been completed to a high specification, featuring parquet hardwood flooring and sleek white cabinetry at both eye and base level. There is a range of integrated appliances, including an double oven, microwave, washer/dryer and and fridge freezer along with a conveniently positioned utility cupboard containing the combi boiler with hive system. A breakfast bar provides further dining space, while two skylights and bi-folding doors flood the room with natural light and open directly onto the east facing garden.

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The garden measuring approximately 53ft and has been thoughtfully landscaped, featuring a decked seating area ideal for outdoor dining, a central paved section and borders with mature shrubs and planting. A storage shed is located at the rear with mains power and lighting, with fencing enclosing the garden.

Ascending to the first floor, the landing provides access to all rooms. All three bedrooms are well-proportioned and benefit from excellent natural light via double glazed sash windows, with ample space for additional furniture. Each room is finished with carpet and tasteful décor. The four piece family bathroom is larger than most with a walk-in shower on the left with a waterfall feature, a panelled bath, low-level WC and a vanity hand wash basin. The space is completed with tiled walls and flooring, along with an double glazed opaque sash window.

Cranmer Road benefits from its close proximity to both Forest Gate station on the Elizabeth Line and Wanstead Park Overground station, offering exceptional connectivity. Forest Gate provides fast connections to Liverpool Street in as little as 14 minutes, while Wanstead Park station is literally at the end of the road, making this an incredibly well-positioned home for commuters. The property is also within walking distance of Westfield Stratford City, one of Europe's largest shopping destinations. The area is vibrant and well served by a variety of independent cafés, 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, Tipi Coffee Co, Pretty Decent Beer Co, the award-winning Holly Tree pub (named one of Time Out's Top 50 London pubs), as well as Costa Coffee for everyday convenience. At the top of the road you'll find Wanstead Flats, a beautiful expanse of open green space forming part of Epping Forest, ideal for picnics, dog walking, running and outdoor exercise. Also falling within the catchment area for the highly regarded Woodgrange Infant School, rated Good by Ofsted, and Godwin Junior School, which holds an Outstanding rating.

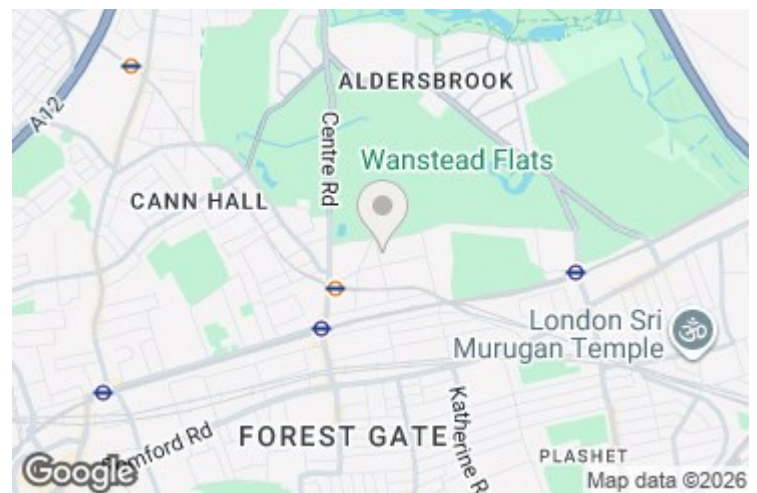
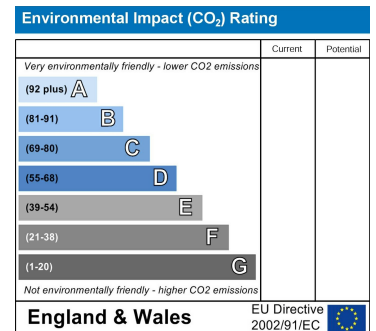
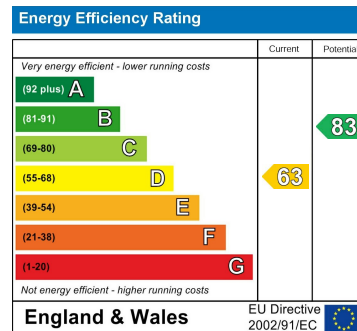
Viewings will take place on Saturday 18th April 2026. Please call to arrange your appointment, with alternative dates and times available on request.

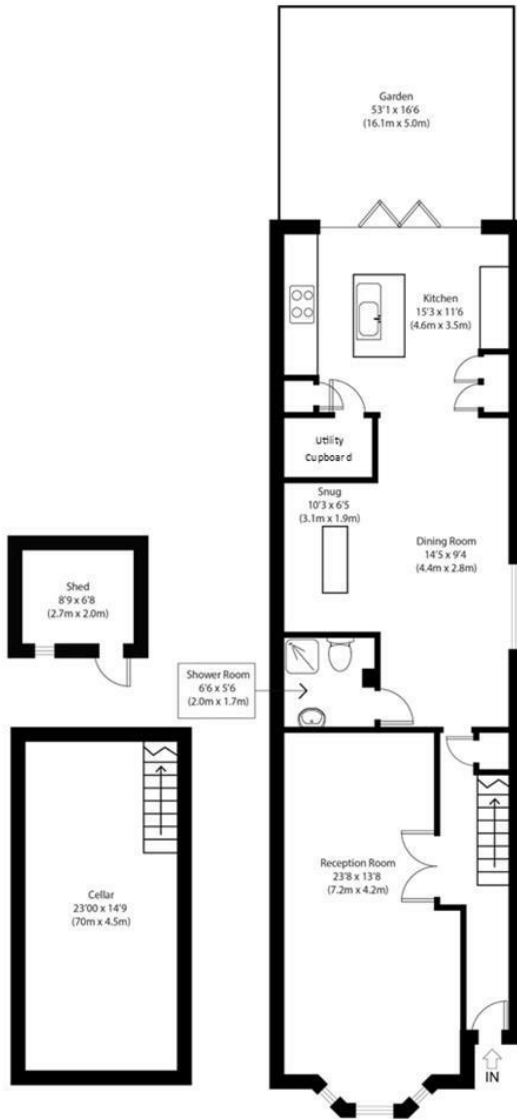
## Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

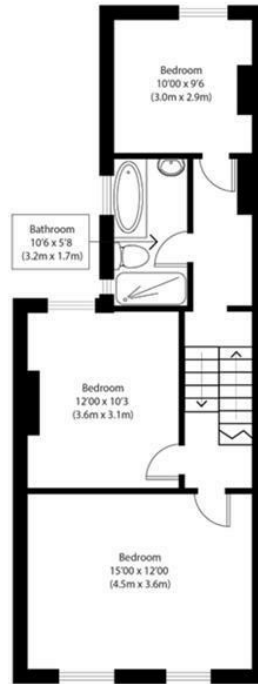
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Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Ground Floor



First Floor

Approximate Gross Internal Area  
 Main House 1815 sq ft (169 sq m)  
 Outbuilding 60 sq ft (6 sq m)  
 Total 1875 sq ft (174 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 advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.photostagegroup.co.uk

