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

Offers in excess of £850,000

Set on the desirable Horace Road in the sought-after 'Village Area' of Forest Gate sits this brick-fronted, end-of-terrace family home which has been finished to an immaculate standard throughout.

Entry via the hallway provides access to all ground floor rooms. The through lounge incorporating French doors allows you to separate the room and features a large bay window to the front fitted with wooden shutters allowing the space to be flooded with natural light. This is complemented by original hardwood flooring, Victorian coving and ceiling rose, feature fireplace and French doors given access to the side return. To the rear, the property boasts a beautifully finished open-plan kitchen/diner, with a conveniently positioned ground floor W/C. The kitchen is tastefully designed, featuring wooden cabinetry at both eye and base level, an induction hob, and a range of integrated appliances, including a full-size Neff N90 oven, Neff N70 oven/microwave combination, Zanussi fridge/freezer, Neff N90 induction hob with built-in extractor, and a Neff N50 dishwasher all still under manufacturer warranty. A door leads out to the rear garden, which extends to approximately 25 ft and has been thoughtfully landscaped. It features a centrally laid lawn, a paved pathway bordered by flower beds, and a rear patio area ideal for outdoor dining.

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Ascending to the first floor, the split-level landing provides access to three well-proportioned double bedrooms, all finished in a cohesive and tasteful décor. The master bedroom benefits from built-in storage, while the remaining rooms offer ample space for wardrobes and additional furnishings with the rear containing a washer/dryer. The family bathroom is finished to a high standard, with tiled flooring, part-tiled walls, a freestanding bath and a luxurious walk-in shower with a waterfall feature. The bathroom is complemented by an original stained glass window. The vendors have architect-designed plans and structural calculations for the addition of two bedrooms and a bathroom. The proposed works fall within permitted development guidelines, and a full set of plans will be transferred to the purchaser.

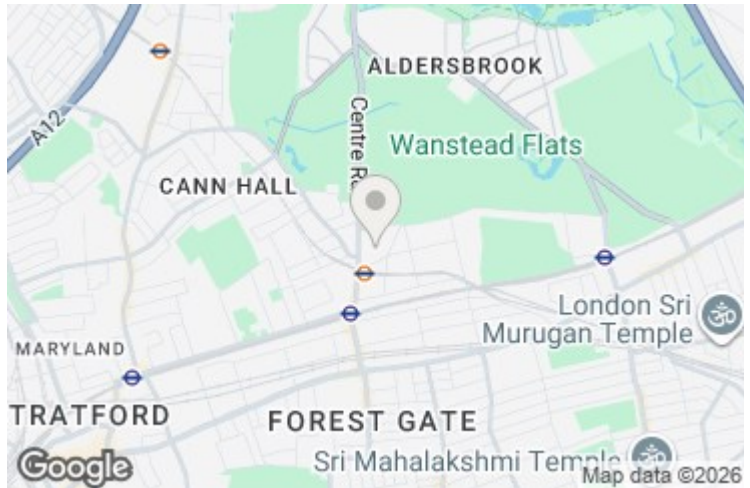
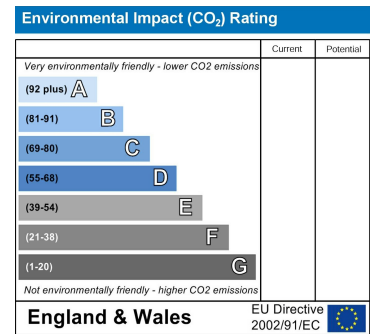
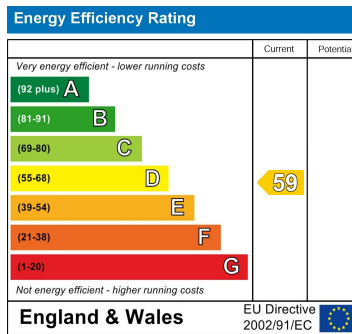
Horace Road benefits from its proximity to Forest Gate station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes, with Wanstead Park Overground also nearby, expanding travel options across East London. The area is vibrant and well-served by a variety of independent 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 16th May 2026, please call to arrange an appointment.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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Approximate Gross Internal Area
1310 sq ft (122 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.photobasegroup.co.uk



Ground Floor

First Floor