

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**12 Vansittart Road, London**

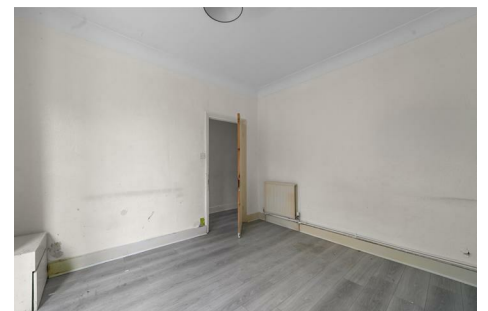
**E7 0AS**

**Offers in excess of £625,000**

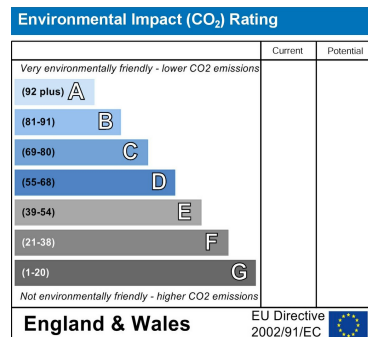
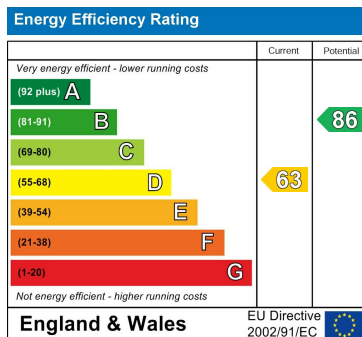
Situated in the sought-after Lanes area of Forest Gate, this brick-fronted Victorian terraced house offers an exciting opportunity for buyers looking to create a home tailored to their own taste and style.

Upon entering, the hallway provides access to all ground floor rooms, along with stairs ascending to the first floor. To the front of the property is a spacious sitting room featuring a large bay window that allows an abundance of natural light to fill the space. Continuing through, the dining room enjoys a picture window overlooking the rear garden and offers the potential to be opened up with the sitting room to create a bright and airy through lounge, subject to the desired layout. To the rear of the property is the kitchen and a useful utility area with direct access to the garden. The rear garden measures approximately 35ft and has been designed for low maintenance, with a combination of decking, paving and fenced boundaries.

The first floor comprises two generous double bedrooms to the front, along with a smaller single bedroom to the rear. This versatile room could be used as a child's nursery, home office or dressing room. A family bathroom also completes the first-floor accommodation. Further benefits include the added advantage of being offered to the market with no onward chain.



Vansittart 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, 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. Round the corner 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.



Viewings will be taking place Saturday 30th May 2026.

### Property Disclaimer

#### THE PROPERTY MISDESCRIPTION ACT 1991

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