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80 Cemetery Road
Forest Gate, London E7 9DG
Offers in excess of £625,000

Meticulously designed and renovated to an immaculate standard throughout, this end-of-terrace Victorian family home is situated on a quiet residential road in the sought-after Lanes area of Forest Gate. Ready to move in this property offered to the market with the additional advantage of no ongoing chain.

Entering the property you are welcomed into a bright and spacious open-plan through lounge, featuring dual-aspect windows that allow an abundance of natural light to flood the space. The room is complemented by tasteful neutral décor, engineered hardwood flooring and ample space for both living and dining, offering versatile family accommodation. Stairs leading to the first floor accommodation allows a conveniently placed storage cupboard. Seamlessly flowing from the living/dining space is the stylishly appointed kitchen.

Fitted with attractive forest green cabinetry at eye and base level, complemented by quartz worktops, integrated appliances include a fridge freezer, oven and electric hob and dishwasher while the kitchen further benefits from part-tiled walls, tiled flooring and French doors opening directly out to the rear garden. Externally, the landscaped rear garden measures approximately 20ft and has been thoughtfully designed for both relaxation and entertaining. You are greeted with a tiled seating area ideal for outdoor dining, bordered by climbing vines and a flower bed to the rear containing a variety of shrubs. An additional benefit is side access via a gate leading to Wellington Road.

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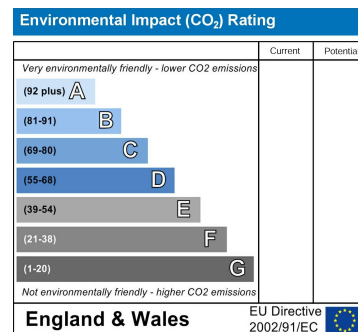
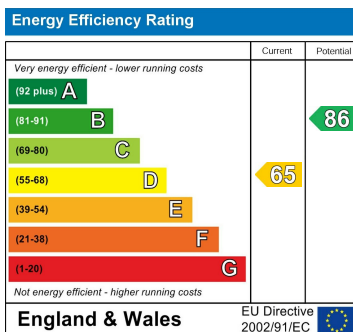
Ascending to the first floor, the landing provides access to two generously sized double bedrooms to the front, both enjoying excellent natural light, tasteful décor and engineered hardwood flooring. To the rear is a luxurious family bathroom, finished with high-quality tiled walls and flooring, whilst comprising a panelled bath with shower attachment, separate walk-in shower cubicle with waterfall feature, vanity wash hand basin and low-level WC. Further potential exists to extend into the loft space, with precedent already set on the road for dormer loft conversions, allowing the creation of an additional bedroom and bathroom, subject to the necessary planning permissions.

Cemetery Road benefits from its close proximity to both Forest Gate, Mayland station on the Elizabeth Line and Wanstead Park Overground station, offering exceptional connectivity. Forest Gate and Maryland 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.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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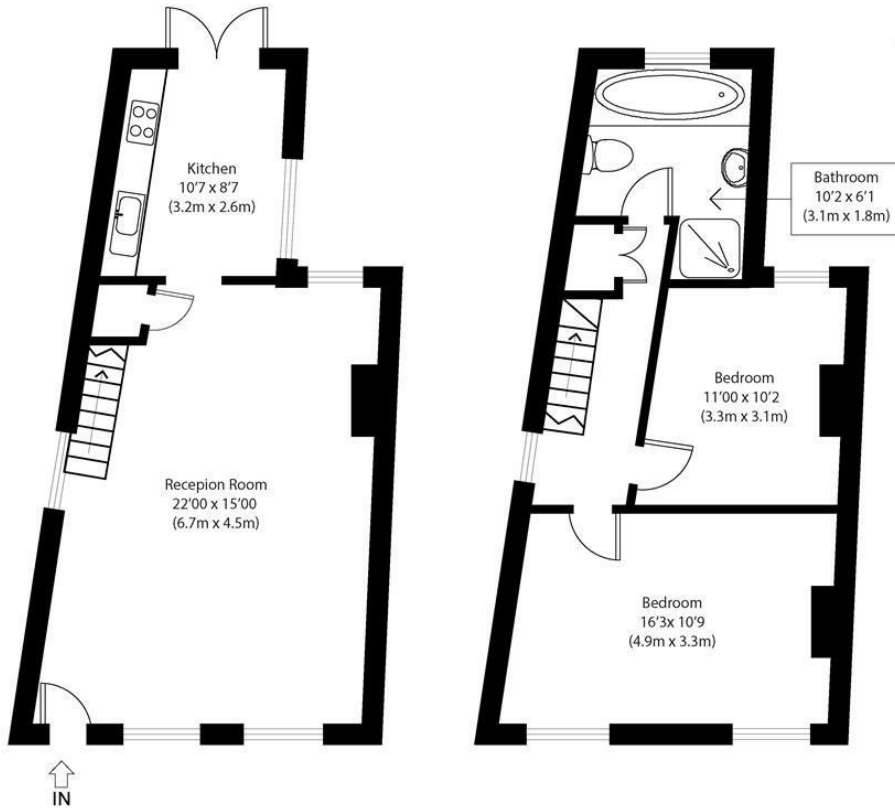




Approximate Gross Internal Area
920 sq ft (85 sq m)

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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Ground Floor

First Floor