

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



## 90 Godwin Road London, E7 0LP Offers in excess of £600,000

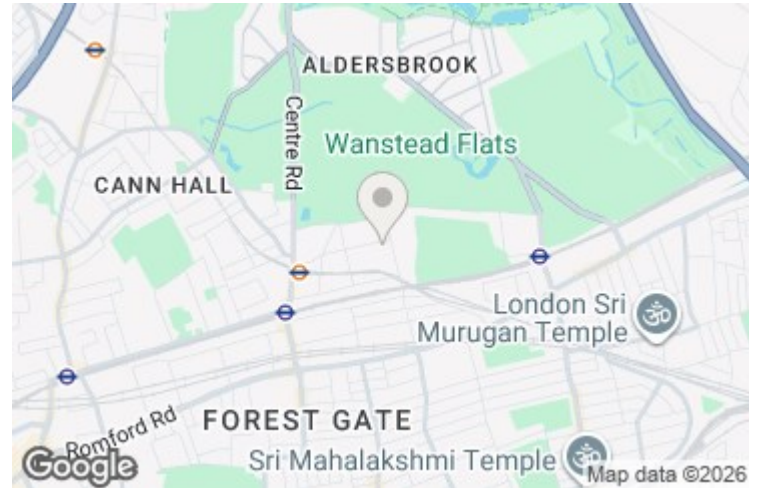
Situated in the village of Forest Gate is this spacious end-of-terrace family home.

Upon entry, the hallway provides access to all ground floor rooms, along with stairs ascending to the first floor. To the front is a large through lounge featuring a bay window to the front and a picture window to the rear, allowing an abundance of natural light to flood the space. The room is finished with a neutral décor scheme, including carpeting and white walls throughout, and offers versatile living accommodation with the rear section ideally suited as a dining area. To the rear of the property is an extended kitchen fitted with tiled flooring, sleek white cabinetry at eye and base level, wood style worktops, and a built-in oven with gas hob. A skylight, window, and French doors leading to the garden provide excellent natural light throughout the space. Beyond the kitchen is a well-appointed utility room housing the washing machine and tumble dryer, alongside an W/C. The garden benefits from a south-facing aspect measuring approximately 55'0 in length. Currently offering a blank canvas, the garden features paved areas to the front and rear, a central lawn section, and fenced boundaries.

Ascending to the first floor, the landing provides access to two double bedrooms at the front of the property, both enjoying plenty of natural light and finished in a neutral décor scheme. The rear bedroom is a single room and offers versatile use as a nursery, office, or study. The bathroom is fitted with tiled flooring and walls, a panelled bath with shower attachment, vanity hand wash basin, and low-level W/C. Several neighbouring properties on the street have completed loft conversions, creating either two additional bedrooms or a bedroom and bathroom configuration, subject to the desired layout and the necessary planning permissions and approvals.

# 90 Godwin Road, London, E7 0LP

Godwin 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 local area offers a vibrant mix of cafés, bars, restaurants and community spaces. Notable highlights include Wild Goose Bakery for artisan bread and pastries, E7 Movement for yoga and fitness classes, and the Can Club, a popular kids' play and café space. Also nearby are Pretty Decent Beer Co, Fiore for pasta and pizza, and The Holly Tree, recognised by Time Out as one of London's best pubs, are all just a short walk away. For outdoor space, the expansive green open fields of Wanstead Flats are just a short walk away, offering an ideal setting for walking, sport, and relaxation.



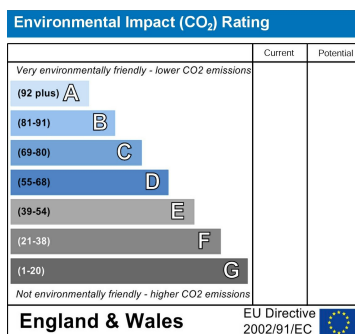
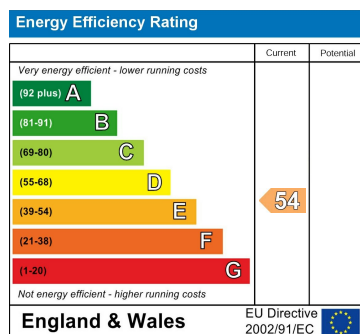
Viewings will be taking place on Saturday 30th May between 14:00 and 16:00. All viewings are strictly by confirmed appointment, so please call to arrange a suitable time.

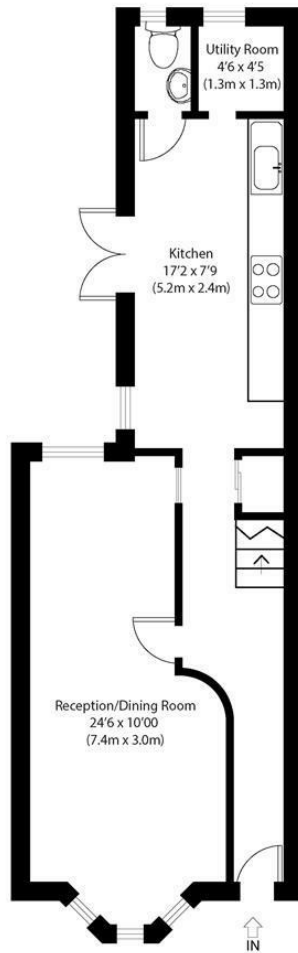
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## Property Disclaimer

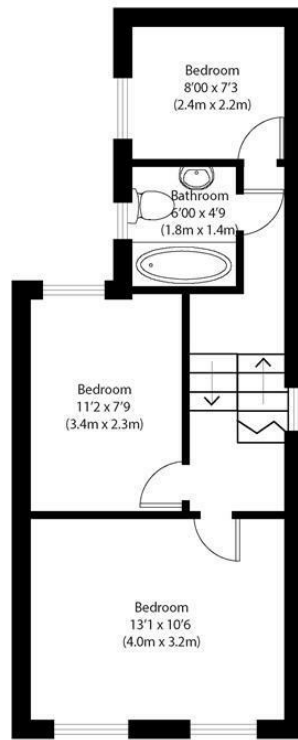
### THE PROPERTY MISDESCRIPTION ACT 1991

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Ground Floor



First Floor



## Approximate Gross Internal Area 890 sq ft (83 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.photohausgroup.co.uk

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