

WILKINSON

Estate Agents, Sales, Lettings & Property Management



37 Clinton Road
London, E7 0HD
Offers in excess of £625,000

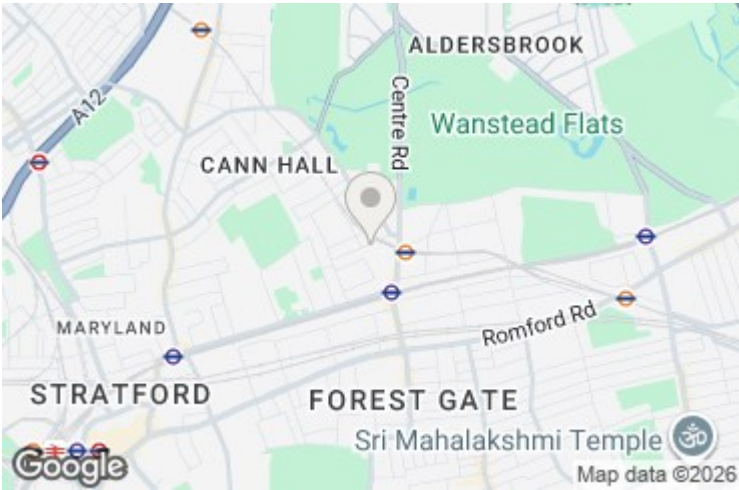
Set in the Lanes Area of Forest Gate is this mid-terrace Victorian family home offering generous living space and amazing potential.

Upon entry, the hallway provides access to all ground floor rooms with a staircase leading to the first floor. To the front, the through lounge is a spacious and versatile living and dining area, featuring a large bay window that fills the room with natural light, along with a further rear aspect picture window. Both sections are finished with hardwood flooring, creating a seamless and elegant feel throughout. The hallway also provides access to a cellar running the full length and width of the property, offering excellent storage space, as well as a well-appointed ground floor W/C. To the rear, the kitchen benefits from dual aspect windows and a door leading out to the garden. The kitchen comprises tiled flooring, wooden cabinetry at eye and base level, space for freestanding fridge freezer and washing machine, a built-in oven with gas hob and ample space for a dining table and chairs. Externally, the property boasts an approximately 50ft rear garden, currently comprising a mix of mature shrubs and a paved area ideal for outdoor dining, along with a rear storage shed. The garden offers a blank canvas with significant potential for landscaping.

Upstairs, the landing provides access to three double bedrooms, all filled with natural light and an abundance of space for wardrobes and furnishings. The family bathroom is well presented and includes a panelled bath with shower attachment, vanity hand wash basin and low-level W/C. There is precedent locally for loft extensions, offering scope to create an additional bedroom and bathroom (or alternative layout), subject to the necessary planning permissions.

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Clinton 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.



Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Ground Floor

First Floor

Approximate Gross Internal Area
1155 sq ft (107 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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