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Estate Agents, Sales, Lettings & Property Management



69 Lincoln Road
London, E7 8QN
Offers in excess of £650,000

Beautifully presented semi-detached family home in Forest Gate south spanning approximately 1395sq ft.

Upon entering this larger than average family home, you are welcomed by a well-presented entrance hall featuring tasteful décor, stairs ascending to the first floor, an understairs storage cupboard and access to all ground-floor rooms. To the front of the property is a spacious living room, enhanced by a large bay window that floods the room with natural light. Hardwood flooring, a striking feature fireplace, picture rails and an elegant décor scheme with contrasting light grey and white walls create a warm and inviting atmosphere. A door leads through to the generous dining room, which offers ample space for family dining and entertaining. Continuing the hardwood flooring, this room flows seamlessly into the kitchen, creating an excellent open plan feel. The kitchen is stylishly presented with sleek white cabinetry at eye and base level, complemented by wooden worktops and incorporating a dishwasher, oven and gas hob. There is ample space for a breakfast bar, while part-tiled walls and a contemporary neutral colour palette provide a modern finish. Large windows and sliding doors to the rear allow for an abundance of natural light and provide direct access to the garden. An opening from the kitchen leads to a useful utility room and additional storage space.

Outside, the impressive rear garden extends to approximately 80ft and has been beautifully maintained. A paved patio area immediately outside the property is ideal for outdoor dining and entertaining, while a pathway leads through the lawned garden, bordered by mature shrubs and flowers. A storage shed is positioned at the rear, providing further practicality.

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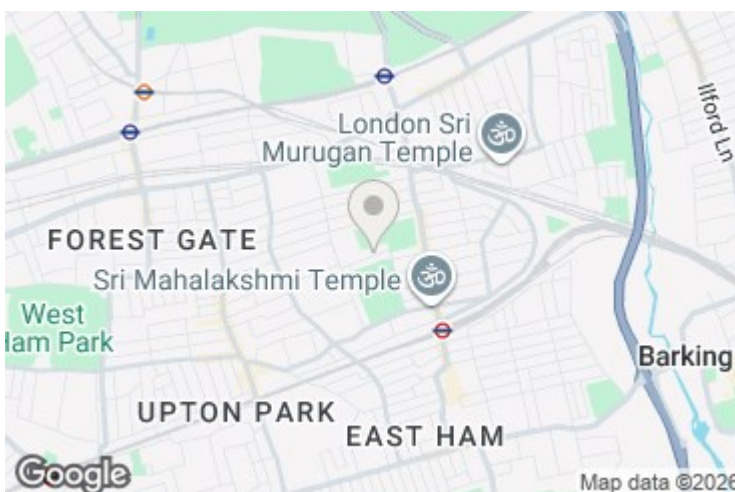
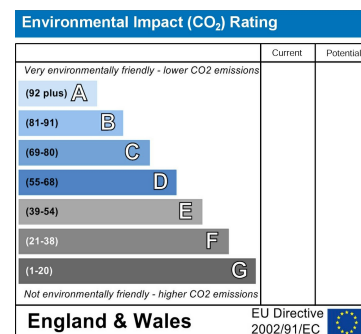
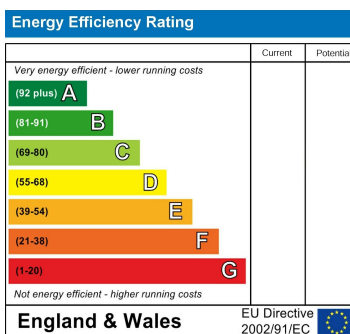
Ascending to the first-floor landing, you will find two spacious double bedrooms located at the front and rear of the property, both benefiting from built-in wardrobes and large windows that fill the rooms with natural light. There is also a third single bedroom, offering versatile accommodation that could be used as a nursery, home office, or study. The family bathroom has been finished to a high standard and features tiled walls and flooring, a panel-enclosed bath with shower attachment, WC, vanity wash hand basin and an opaque rear-facing window. A further staircase ascends to the loft-converted second floor, where a landing provides access to a separate WC and a spacious fourth bedroom. This bright and airy room enjoys excellent natural light and benefits from useful eaves storage.

Lincoln Road is ideally positioned within easy reach of a superb range of local amenities and excellent transport connections. Residents benefit from convenient access to Manor Park Station on the Elizabeth Line, offering swift journeys to Stratford, Liverpool Street, Canary Wharf and Central London, while nearby Woodgrange Park Overground Station provides additional connectivity with regular bus routes that also serve the area, ensuring easy access to Stratford, East Ham and the wider East London. The neighbourhood is particularly popular with families, thanks to its selection of highly regarded primary and secondary schools, as well as a range of nurseries and early years provisions. Nearby Woodgrange Road offers a vibrant mix of independent cafés, restaurants, bakeries and everyday conveniences. For outdoor recreation, the expansive open spaces of Wanstead Flats are just a short walk away, providing acres of green space ideal for walking, running, cycling and family outings. Closer by Plashet Park offers beautifully maintained grounds, a popular children's playground, community facilities and a well-loved café.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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Approximate Gross Internal Area
1395 sq ft (130 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

