

GLENPARKE ROAD, FOREST GATE

Offers In Excess Of £725,000 Freehold 5 Bed House - Terraced



Features:

- Victorian Terraced House
- Five Bedrooms
- Recently Renovated
- Extended Kitchen Diner
- Close to Forest Gate Station
- South Facing Garden
- Cellar
- Close to West Ham Park

Recently refurbished from top to bottom, this five bedroom, three storey Victorian terrace is a real find. Naturally bright and characterfully appointed throughout, you're less than ten minutes walk from the Elizabeth line at Forest Gate.

The property was extended in 2017, and then completely refurbished in 2020 by the current owners. The refurbishment included a brand new Worcester Bosch boiler, wood floors throughout living area and staircase, additional eaves storage, new kitchen and redesigned ground floor bathroom.

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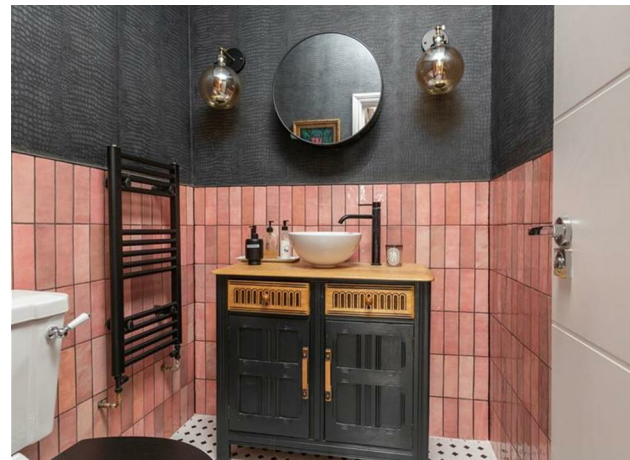
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IF YOU LIVED HERE...

You'll be happily welcoming friends and family into your vast, fully open plan ground floor. Twenty five feet in length, with clear sightlines from the box bay window at the front to the patio doors at the back, this is an amazing space. Beautiful brushed chevron flooring flows seamlessly underfoot throughout, while overhead you have an array of recessed spotlights, twin skylights and designer pendulum lighting.

A striking statement wall runs down one flank, while your kitchen's smartly decked out in cream and grey cabinets with brass fittings. Splashbacks are eye catching hexagons, you have chunky marbled countertops and there's a Dublin sink set into the generous central chef's island. There's even an integrated wine fridge. Those large skylights together with the bi folding patio doors, naturally illuminate everything.

Bring the outside in and open everything up to the garden, where a deck gives way to a length of lush lawn surrounded by a scattering of pots. A chic, boutique spare WC completes the ground floor, while upstairs your principal bedroom to the front is a suitably striking affair, finished in designer wallpaper and a tranquil peach paintjob. Next door you have a generous single sleeper, currently in use as a luxurious walk in wardrobe.

A second bright and pleasant double bedroom sits to the rear, along with your family bathroom; pristine and gleaming, tiled from floor to ceiling and with a designer rainfall shower over the L-shaped tub. Into your expertly realised loft conversion now, for another substantial principal sleeper, sitting below twin skylights and currently in use as a superb study. Bedroom four sits to the rear, while your second bathroom completes things in more of that sleek, glossy style.

WHAT ELSE?

- Parents will be pleased to find an incredible thirteen 'Outstanding' schools all within a one mile radius. There are also a further twenty one, just as close, and rated 'Good'.
- As noted, Forest Gate station is less than a half mile on foot. From here the new Elizabeth line will whisk you directly to Liverpool Street in thirteen minutes or Tottenham Court Road in eighteen, putting both the City and the West End less than a half hour away door to door.
- West Ham Park, home to cafes, courts and playgrounds (and site of the first ever FA Cup goal) is just ten minutes from your front door. Perfect for morning jogs and evening strolls.



A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW
E7 BRANCH MANAGER

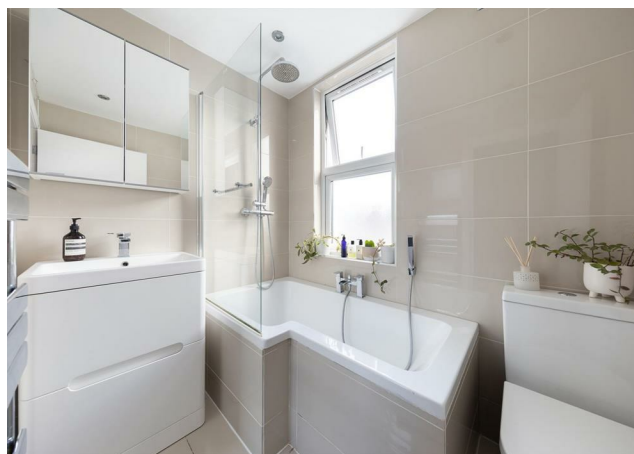
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Reception room
25'7" x 11'8"

Bedroom
12'7" x 9'8"

WC

Bedroom
9'8" x 9'6"

Kitchen
14'9" x 13'0"

Bathroom
7'2" x 5'4"

Garden
19'8"

Bedroom
12'7" x 8'3"

Cellar
16'5" x 4'11"

Bedroom
8'10" x 8'1"

Bedroom
7'4" x 7'2"

Shower room



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