



Forest Gate Forest Hall

- Detached
- Four bedrooms
- EPC: TBC
- Council Tax Band: E
- Tenure: Freehold

Asking Price: £399,950



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Forest Gate

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Presenting a splendid, detached house for sale, situated in a desirable area with excellent public transport links. This property exudes elegance with its unique open-plan design, providing a spacious and inviting atmosphere that would suit a variety of lifestyles.

The property boasts of two well-proportioned reception rooms. Each room is bathed in natural light, creating a bright and welcoming environment that is perfect for entertaining guests or spending quality time with family. The open-plan kitchen is a true highlight of the property. It is a functional and vibrant space that enjoys plenty of natural light. This space is ideal for those who love cooking and entertaining, offering the perfect blend of functionality and style.

In addition, the property offers four sizable bedrooms, providing ample living and storage space for all. The two bathrooms are well-appointed, ensuring that your mornings start smoothly and your evenings end comfortably. Outside, the property features a private garden, a double garage, and additional parking spaces. The garden is a tranquil retreat that is perfect for outdoor entertaining and relaxation. The double garage and parking spaces are a practical addition, providing secure and convenient parking solutions.

The property falls within Council Tax Band E. Its superb location and distinctive features make it an excellent choice for families, professionals, or investors alike.

In conclusion, this property offers a unique opportunity to acquire a detached house that combines style, space, and convenience in one package. Don't miss out on this great opportunity.

ENTRANCE DOOR to

HALLWAY Staircase to first floor

RECEPTION ROOM to front: 12'05 x 9'10 / 3.66m x 2.99m

LOUNGE to rear: 14'03 X 15'07 / 4.27m x 4.57m

OPEN PLAN KITCHEN/FAMILY ROOM: 22'11 max x 17'05 max / 6.99m max x 5.18m max

UTILITY: 6'08 at max point x 7'04 at max point / 1.83m at max point x 2.13m at max point

DOWNSTAIRS W.C

FIRST FLOOR LANDING

MASTER BEDROOM: 10'02 x 11'10 plus into wardrobes / 3.05m x 3.61m plus into wardrobes

ENSUITE

BEDROOM FOUR: 7'06 x 8'08 at max point / 2.13m x 2.44m at max point

FAMILY BATHROOM

BEDROOM TWO: 8'10 x 9'10 plus into wardrobes x 2.69m x 2.99m plus into wardrobes

BEDROOM THREE: 8'09 x 9'11 plus into wardrobes / 2.44m x 3.02m plus into wardrobes

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE GARAGE & DRIVEWAY

MINING (delete as appropriate)

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: YES CURRENTLY BUILDING NEARBY

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: TBC

FH0008830.NF.NF.27/01/2025.V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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