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# Jephson Road, Forest Gate, London, E7 8NA

## Guide Price £460,000 - £500,000



Guide Price: £460,000 - £490,000

Nestled in the vibrant area of Forest Gate, this charming terraced house on Jephson Road offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it a perfect setting for gatherings with friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a fantastic location, residents will benefit from easy access to Upton Park and Forest Gate stations, making commuting to central London a breeze. Additionally, the property benefits from excellent local bus routes. West Ham Park is within easy reach, perfect for leisurely strolls or outdoor activities. The surrounding area is rich in amenities, including shops, parks, and schools, enhancing the appeal of this lovely home.

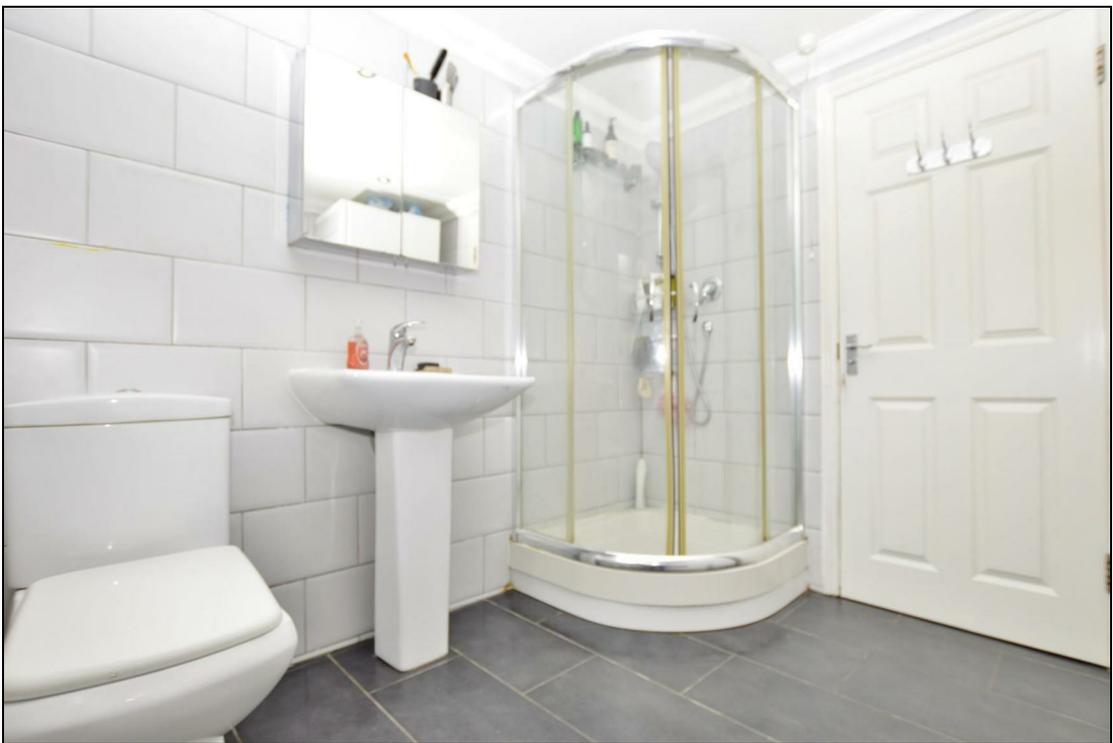
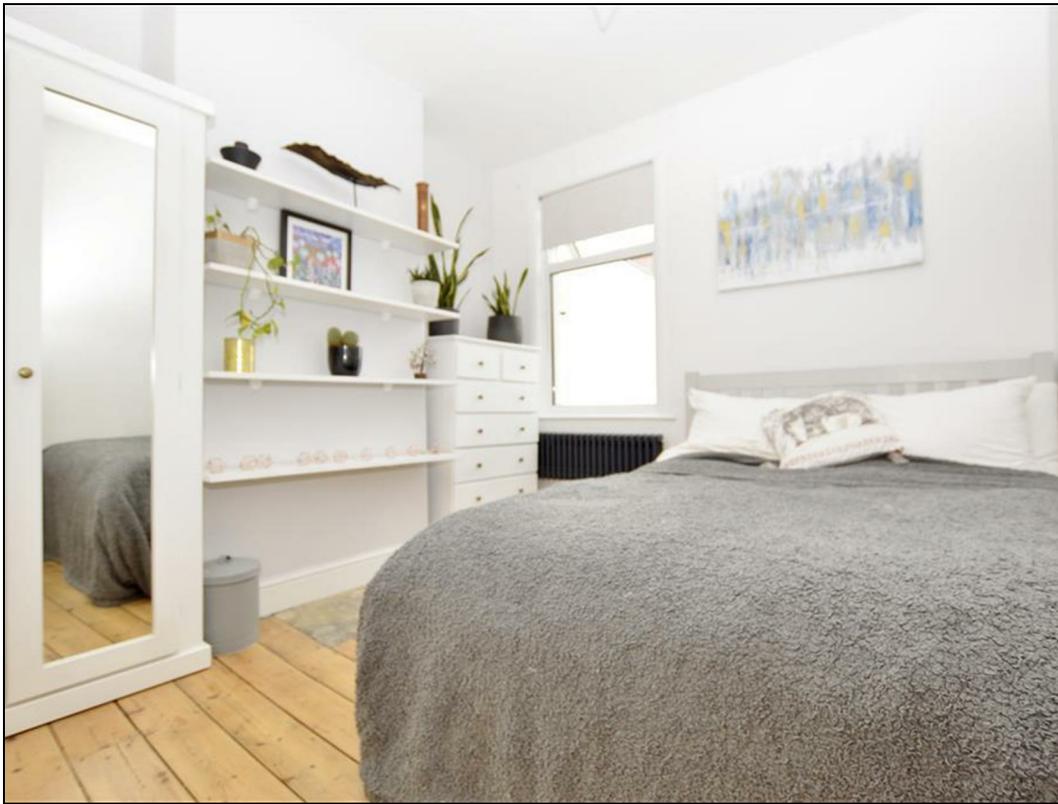


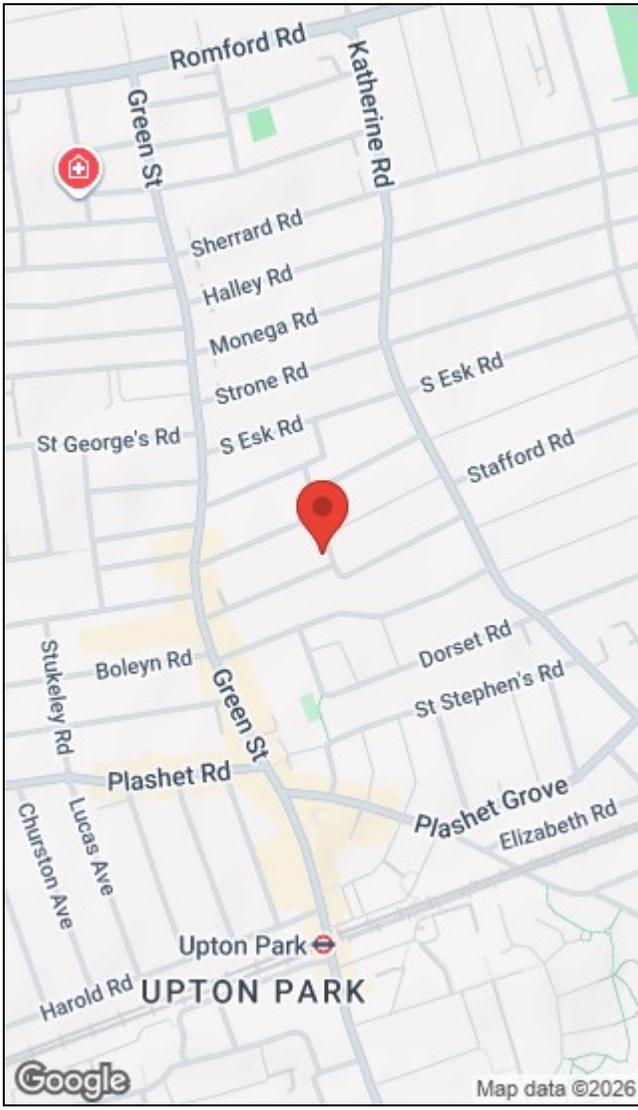
## KEY FEATURES

- TWO RECEPTIONS
- THREE DOUBLE BEDROOMS
- KITCHEN
- FAMILY BATHROOM
- FOREST GATE CROSS RAIL AND OVERGROUND
- UPTON PARK UNDERGROUND
- HIGH STREET AND SHOPS IN CLOSE PROXIMITY
- BEING OFFERED CHAIN FREE









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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