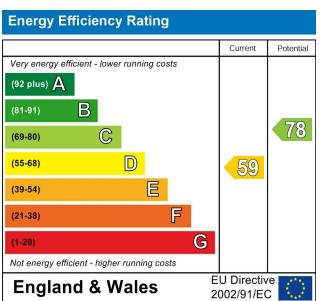
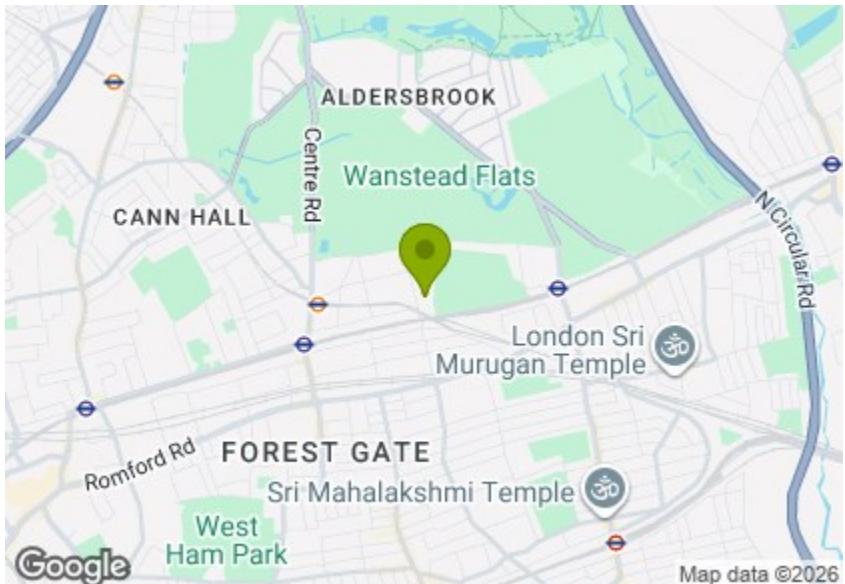


Total Area: 99.0 m<sup>2</sup> ... 1066 ft<sup>2</sup> (excluding lean to)  
All measurements are approximate and for display purposes only



## RIDLEY ROAD, FOREST GATE Offers In Excess Of £800,000 Freehold 3 Bed House



### Features:

- Victorian Terrace House
- Three Double Bedrooms
- Packed With Original Features
- Single Bay Frontage
- Spacious Through Reception
- Family Bathroom Plus Ground Floor WC
- Modern Eat In Kitchen
- Moments From Wanstead Flats
- Short Walk To Forest Gate Station

A classic Victorian terrace offering generous proportions and a strong sense of character throughout. Arranged over two floors, the house provides three well-sized double bedrooms alongside a family bathroom and a useful ground floor WC. A single bay frontage gives the exterior a pleasing, well-balanced appearance, while inside there is a spacious through reception and a modern eat-in kitchen suited to everyday living and entertaining. Original features are present across the home, adding depth and authenticity to the interiors. The setting is equally appealing, moments from the open green space of Wanstead Flats and within a short walk of Forest Gate station, making this a compelling combination of period charm and everyday convenience.

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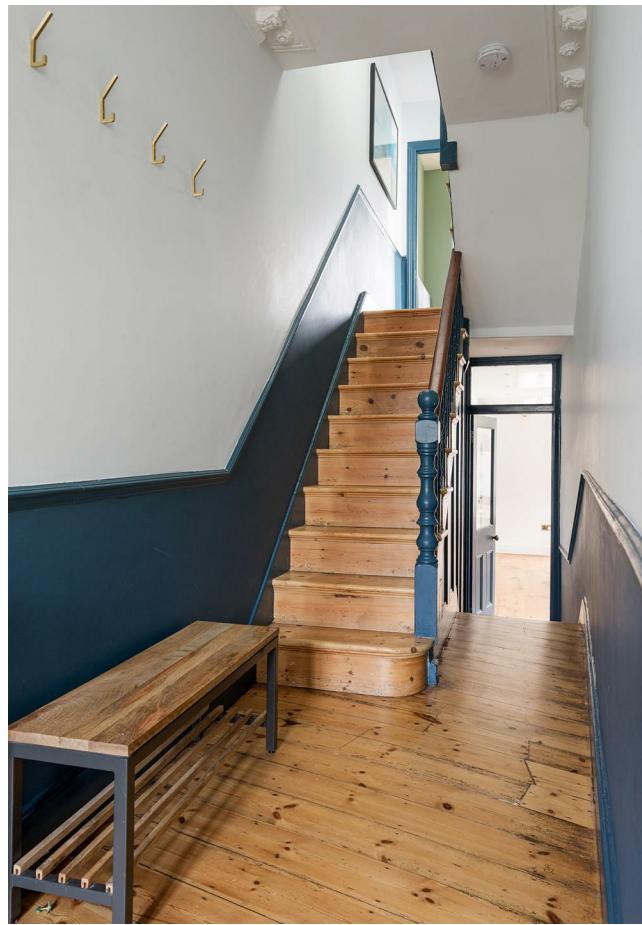
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#### IF YOU LIVED HERE...

You'd arrive to an attractive façade of warm brickwork and a bay window that adds depth and balance, setting a confident tone from the outset. Inside, the hallway makes an immediate impression, with original floorboards underfoot and period details clearly on show. The layout moves naturally through the house, with an understairs utility cupboard neatly incorporated.

The reception room unfolds beautifully from front to back. A shuttered bay window draws in soft daylight, while decorative cornicing, elegant ceiling roses and a feature fireplace give the room real presence and a sense of occasion. Double doors at the rear open directly onto the garden, creating an easy connection suited to both quiet evenings and relaxed entertaining.

At the rear, the kitchen and dining area feels thoughtfully arranged, with a bay window forming a natural setting for the table. Clean-lined cabinetry and warm wooden flooring sit comfortably alongside the home's period character, with a conveniently placed WC just off here and a lean-to beyond offering a gentle transition between indoors and out.

The garden has a considered feel, with a central lawn framed by generous paved areas for outdoor dining. Mature planting adds texture and seasonal colour, while gentle steps lead back to the house.

Upstairs, the landing continues the home's character with original floorboards and built-in storage. The main bedroom feels serene and composed, with shuttered windows and balanced proportions, while two further bedrooms are equally calming, each with period touches. The bathroom is finished in soft, neutral tones, with a bath and overhead shower and a window bringing in fresh daylight, rounding off the home with comfort and quiet continuity.

Just moments away, the wide green expanse of Wanstead Flats, part of the larger Epping Forest, offers a refreshing backdrop for walks, picnics and time outdoors. Close by, the arches around Winchelsea Arches have become a local favourite, home to well-loved independents including Ramble Café for coffee, brunch and relaxed daytime bites, and Wanstead Tap, known for craft beers and a sociable atmosphere. Joyau adds a more refined note, combining a wine bar and bottle shop with thoughtfully prepared small plates. Families are well catered for too, with excellent schools nearby, including the outstanding Sandringham Primary School, around a ten-minute walk away.

#### WHAT ELSE?

For wider connections, Manor Park Station and Forest Gate Station are both around a ten-minute walk away, offering quick access via the Elizabeth line. Wanstead Park Station and Woodgrange Park Station are also close by at roughly thirteen minutes on foot, providing Overground services across East London.



#### A WORD FROM THE OWNERS...

"We moved to Forest Gate as a couple and are leaving as a family of four – this house has been the backdrop to some of our happiest years.

The location has been perfect for our stage of life. Wanstead Flats is a five-minute walk away and has become our go-to for weekend adventures – the boys love it there. Forest Gate itself has a lovely community feel; we've got to know our neighbours well and always bump into familiar faces on the high street. Cinnamon buns at Ramble, Sunday roasts at the Holly Tree, pizza and wine at Giovanna's – it's all on your doorstep. The Elizabeth Line has been transformative for getting into central London.

We're only moving because we're relocating closer to family up north. If circumstances were different, we'd happily stay."

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**Reception Room**  
24'8" x 9'8"

**Kitchen/Diner**  
15'5" x 10'4"

**Downstairs WC**

**Lean to**

**Bedroom**  
12'9" x 11'3"



**Bedroom**  
10'11" x 10'5"

**Bathroom**  
6'10" x 5'1"

**Bedroom**  
12'4" x 10'5"

**Garden**  
26'2"



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