

HAMPTON ROAD, FOREST GATE  
Offers In Excess Of £1,250,000 Freehold  
4 Bed House



Features:

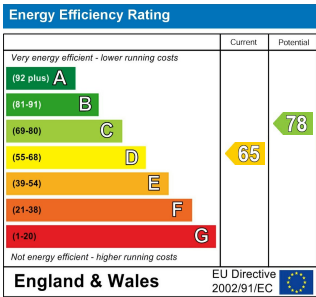
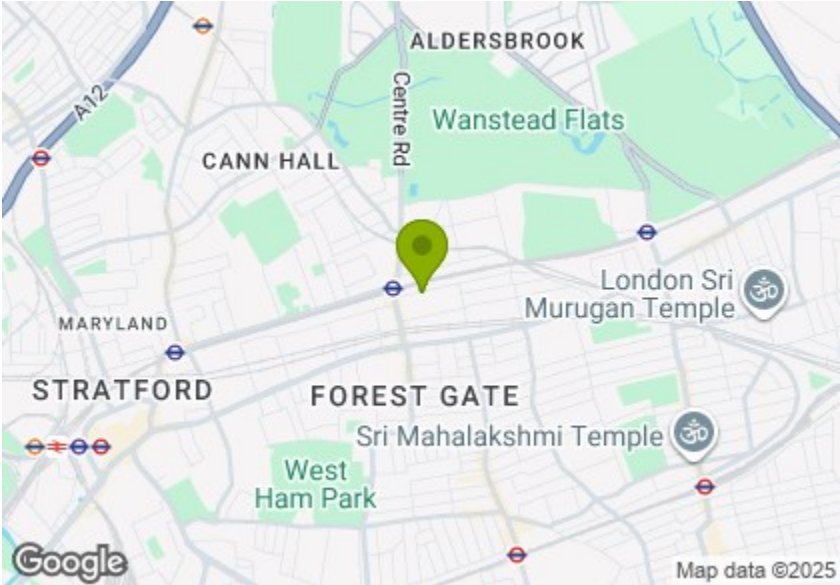
- Double Fronted Victorian House
- Semi-detached
- Forest Gate Conservation Area
- Driveway
- Close to Forest Gate 'Elizabeth Line'
- Chain Free
- South Facing Garden
- Potential to extend STP
- Four Bedrooms plus Study
- Extended Kitchen Diner

Full of character and smart design, this semi-detached Victorian home gives you a generous 1,548 sq ft of living space, with even more potential to extend (subject to the usual planning permissions). Double-fronted with a south-facing garden, it's a house with plenty of room to live, relax and entertain — all within the sought-after Forest Gate conservation area.

The location adds to the appeal: just a short stroll brings you to the open greenery of Wanstead Flats, while Forest Gate Station (Elizabeth Line) and Wanstead Park (Suffragette Line) are both close by, keeping central London and beyond within easy reach.

Offered chain-free, it's ready for someone new to make it their own.

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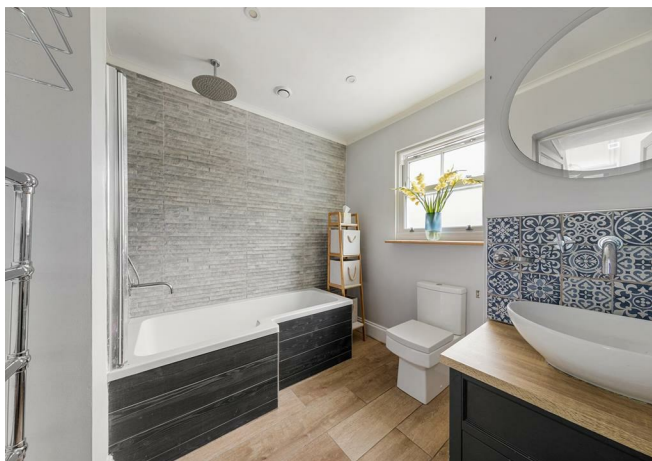
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# IF YOU LIVED HERE...

On one of Forest Gate's most sought-after streets, this elegant Victorian home blends period character with thoughtful modern touches.

Set behind a neat box hedge and walled front garden, there's even space to pull up alongside the house — handy for unloading shopping or shepherding in the kids. Step through the charming period archway and into a wide hallway, with reception rooms on either side.

To the left, a 21-foot through-reception stretches out, filled with light from a large sash window and centred around an open fireplace. Glazed doors connect to a study at the rear, while a further set opens directly onto the garden. On the opposite side, a second reception flows into the kitchen/diner. Here, a large chef's oven takes centre stage — perfect for family meals or entertaining friends — with room for an American-style fridge. French doors spill out to the garden, making outdoor dining an easy option.

Just outside, a decked and covered terrace means you can eat outdoors, whatever the weather. Beyond, mature trees and shrubs create a sheltered, leafy garden — a safe, secure space for children or pets to play.

A ground-floor bathroom adds extra convenience, with a bath and a rainfall shower head.

Upstairs, all four bedrooms are genuine doubles, each brightened by generous windows. The principal bedroom at the front looks out over the quiet, tree-lined street through twin sash windows and comes with built-in wardrobes for easy storage.

This is a home that's been cared for and carefully thought through — ready to enjoy from day one, but with scope to put your own ideas into play too.

**WHAT ELSE?**  
Ofsted-rated 'Outstanding' and 'Good' local schools include The Jenny Hammond Primary, Colegrave Primary, Davies Lane Primary, Forest Gate Community School, Woodgrange Infants School, Odessa Infant School, and Maryland Primary. Forest Gate Station is a 2 minute walk doorstep to platform, with the Elizabeth Line zipping you to Liverpool Street in 12 minutes, Canary Wharf in 15, Bond Street in 20, and even Heathrow in under an hour. Stratford International is close too, for quick escapes to the Kent coast. Wanstead Park Overground is another option, linking Barking to Gospel Oak with an easy Victoria Line change at Blackhorse Road. Stratford's major interchange is just two stops away for the Queen Elizabeth Park, retail therapy at Westfield, and foodie delights in the East Village. You're truly spoilt for choice for a new local - The Golden Fleece, Pretty Decent Beer Co, Cider House E7, and The Holly Tree are all within walking distance.



# A WORD FROM THE OWNER...

"We've loved every minute at Hampton Road. It's been the perfect family home, bright, spacious, and welcoming — offering the perfect blend of calm and connection. Whether enjoying our peaceful garden or strolling to Wanstead Flats, there's always space to breathe, which is rare in London.

The neighbourhood has a lovely community vibe, with friendly faces, cosy cafés, and quick links into town. The Elizabeth Line, just two minutes away, gets you to Liverpool Street in 12 minutes and Canary Wharf in 15—giving us more time with the kids and the joy of walking them to school.

Inside, the home has hosted countless happy moments—from relaxing evenings and BBQs on the deck to family celebrations and visits from friends. It's practical, full of character, and always felt like the perfect place to gather.

We've made wonderful memories here, and we're sure the next owners will too."

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**Reception Room**  
21'10" x 11'10"

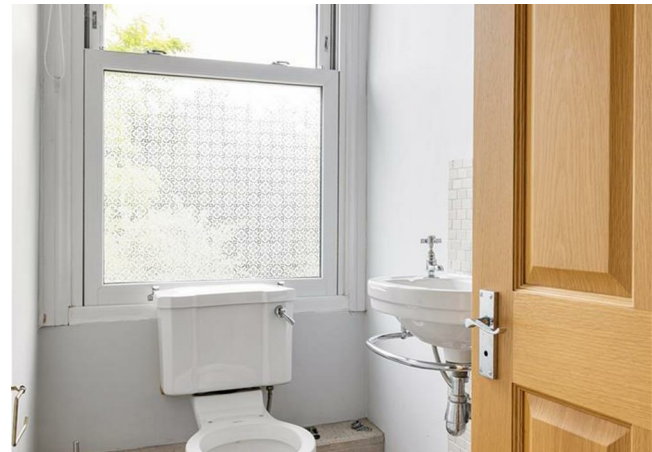
**Study**  
7'10" x 7'4"

**Reception Room**  
12'11" x 11'11"

**Kitchen**  
17'2" x 14'11"

**Bathroom**  
8'4" x 7'11"

**Bedroom**  
16'9" x 10'8"



**Bedroom**  
11'7" x 10'8"

**Bedroom**  
10'10" x 10'8"

**Bedroom**  
10'8" x 7'9"

**WC**  
6'8" x 3'8"

**Garden**  
47'6" x 32'9"

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