



Kitchen/Dining/Living Room  
12'0" x 30'10"

Bedroom 1  
11'10" x 8'5"

Bedroom 2  
11'11" x 6'9"

Bathroom  
5'8" x 5'0"

Garden  
12'9" x 41'0"



## WINDSOR ROAD, FOREST GATE Offers In Excess Of £600,000 Freehold 2 Bed House

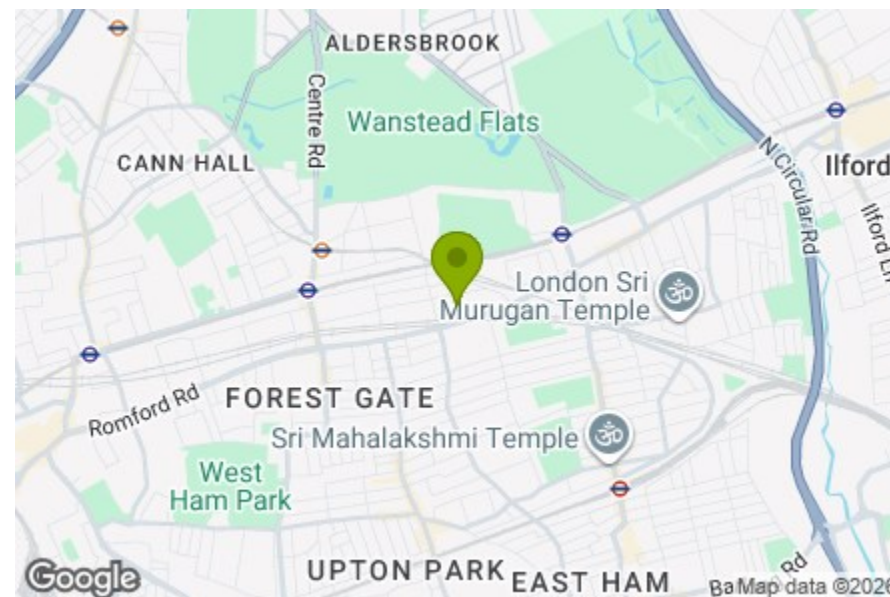


### Features:

- Two Bedroom House
- Stylishly Renovated By Current Owner
- Extended Kitchen Opening Out Onto The private Garden
- Modern Bathroom On The First Floor
- Two Double Bedrooms
- Driveway
- Located Within The Desirable Woodgrange Conservation Area
- Short Walk To Forest Gate Station
- Situated Close To Local Amenities

Brimming with character and thoughtfully renovated by the current owner, this charming two-bedroom Victorian cottage offers 628 sq ft of bright, well-balanced living space. The open-plan reception, kitchen and dining area has been extended to create a wonderfully light and sociable heart to the home, perfect for both quiet evenings and easy entertaining. Upstairs, you'll find two comfortable bedrooms and a modern bathroom, while outside, a private garden and dedicated driveway add rare convenience to this kind of period property.

Set within one of Forest Gate's finest streets in the Woodgrange Conservation area, the house sits just a short 10-minute stroll from the wide-open greenery of Wanstead Flats. Forest Gate and Manor Park Stations (Elizabeth Line) and Wanstead Park (Overground) are both within easy reach, too.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		73	82
		EU Directive 2002/91/EC	

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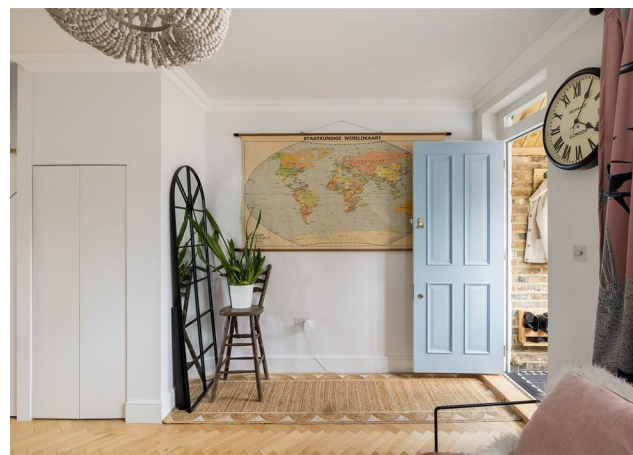
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**IF YOU LIVED HERE...**

There's no need to circle the block for parking when you've got your own dedicated driveway, a rare luxury that makes hauling heavy shopping bags blissfully easy. A passion flower climbs along the boundary fence and over the porch, offering a warm, quietly charming welcome home.

Step inside to a bright, carefully curated open-plan living space where pale walls and reclaimed chevron parquet flooring run seamlessly throughout. At the front, generous windows dressed with plantation shutters fill the room with light, showing off details like the ceiling rose and a cast-iron fireplace framed by Carrera marble. A step down leads you naturally into the dining area, softly lit by twin pendant lights. The kitchen extends down both sides, finished with immaculate ice-blue cabinetry and brushed brass fittings. A skylight set into the pitched roof floods the space with daylight, while French doors open onto the garden, blurring the line between inside and out.

Outside, the garden stretches over 20 feet, beginning with a paved patio and built-in cedar wood seating. A gravel path runs through a neat lawn to a bespoke high-quality redwood timber garden room framed by mature apple and cherry trees, providing annual fruit and spring blossom. Jasmine, lavender, foxgloves, clematis and many bulbs provide colour in spring to autumn, creating a private, leafy retreat to enjoy all year round.

You'll appreciate the purpose-built under-stair storage for shoes, coats and bags as you ascend the wrought iron staircase to the first floor. There, you'll find two double bedrooms and a bathroom that make clever use of space. The bathroom keeps things crisp and uncomplicated, featuring a white suite, bath-shower combo with black trim, full-height vintage tiling, and Fired Earth floor tiling that adds a refined touch.

Both bedrooms are comfortable doubles. The main spans the full width of the house, complete with bespoke built-in cupboards, a dressing table or desk and twin sash windows overlooking the tree-lined street. Facing south, it's bathed in light from morning through to dusk. The rear bedroom looks out over the garden and shares the same sense of calm and attention to detail.

**WHAT ELSE?**

Wanstead Park Station (7 mins) connects to the Victoria Line via Blackhorse Road for easy West End access, while nearby Forest Gate (15 mins) offers fast Elizabeth Line links to central London, Canary Wharf, and Heathrow.

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 easy reach.

The wide open spaces of Wanstead Flats and the start of Epping Forest are just moments away, ideal for morning jogs, lazy dog walks, or letting the kids burn off energy at the nearby playground.



**A WORD FROM THE OWNER...**

"When we decided to move to Forest Gate a few years ago, we were drawn by the lovely characterful houses full of history, the wide leafy streets and the proximity to the large green spaces of Wanstead Flats & Epping Forest. We've made good use of the nearby parks for running, Sunday strolls, feeding the ducks or summer picnics. Equally we've loved the independent cafes and restaurants that have popped up since we've been here, Giovanna's, Ramble, Wild Goose, The Holly Tree, Yellow Trike, to name a few.

We've enjoyed renovating this house and bringing back the old Victorian charm. The open plan downstairs makes it bright and spacious. There's plenty of hidden storage tucked away too. The garden has been a labour of love and in the spring and summer months it's a tranquil oasis of colour with butterflies, bees, squirrels and birds.

The neighbourhood has a lovely community with friendly faces always happy to say 'good morning'. Quick links into town mean that for work, the Elizabeth Line gets us to Stratford in 5mins and Liverpool Street in 12 minutes so both super easy commutes.

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