



SHREWSBURY ROAD, NEWHAM

Offers In Excess Of £625,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Two Bathrooms
- Bay Fronted Reception
- Private Garden
- Short Walk To Plashet Park
- Close To Woodgrange Park Overground Station

This three-bedroom home delivers generous living space across two well-planned floors, complete with two bathrooms, a bay-fronted reception, and a private garden ready to enjoy. Inside, the layout offers flexibility for family life, entertaining, or working from home, while outside you'll find peaceful green space just moments away. Plashet Park is only a short stroll from your door, perfect for morning walks or weekend unwinding. For commuters, Woodgrange Park Station is within easy reach, making this a well-placed home with a strong balance of comfort, space, and connectivity.

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IF YOU LIVED HERE...

This spacious home opens with a fully enclosed porch, offering both privacy and light, before leading into a bright hallway with wood flooring and crisp white walls. At the front, a bay-fronted reception room enjoys generous proportions and plenty of natural light, an inviting space for relaxing or entertaining. The second reception sits centrally, ideal as a home office, snug or guest room. Toward the rear, a third reception provides a generous dining area with direct access to the kitchen, offering excellent scope, subject to planning, to open up into a striking open-plan layout.

The kitchen is a well-sized, functional space fitted with wooden cabinetry, dark tiled splashbacks and granite-effect worktops. A large window and glazed door open onto the garden, while a skylight enhances the natural brightness. Between the kitchen and dining room, a fully tiled walk-in shower room adds convenience and could be seamlessly incorporated into a future redesign for improved flow.

Outside, the low-maintenance garden features paved flooring, a timber shed, and plenty of room for planters or outdoor seating, perfect for transforming into a private courtyard retreat. Upstairs, the principal bedroom spans the width of the property with twin windows and a spacious footprint, providing an ideal base for a stylish main suite. A second double bedroom sits in the middle, while a bright single at the rear is well suited for a child's room or dedicated workspace. The family bathroom is tiled in soft blue and includes a full-size bath, offering a solid starting point for a modern refresh.

The surrounding area offers a vibrant blend of green space, community spirit and local flavour. Just a short stroll away, Plashet Park is a peaceful retreat with wide lawns, tree-lined paths and play areas, ideal for families or a quiet escape. Nearby, the vast Wanstead Flats opens up even more outdoor space, perfect for long walks, weekend picnics or morning runs.

Green Street brings energy to the neighbourhood with its buzzing markets, independent stores and food options ranging from street bites to traditional favourites. For a relaxed evening out, The Golden Fleece offers a warm, welcoming pub atmosphere and a great spot to catch up with friends. Families will appreciate the strong choice of nearby schools—Sandringham Primary is within walking distance, and Plashet Secondary, also close by, is well regarded in the area. With parks, pubs, schools and shopping all on your doorstep, this is a location that offers both practicality and a strong sense of community.

WHAT ELSE?

For commuters, Woodgrange Park Station is under ten minutes away on foot, offering swift Overground connections across the city. Upton Park Station is also within easy reach and provides access to both the District and Hammersmith & City lines, making journeys into central London and beyond simple and efficient. With multiple transport options close by, this location is ideal for convenient day-to-day travel or weekend exploring.



A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or meet friends for a drink at Joyau. Or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW
E7 BRANCH MANAGER

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Reception
11'6" x 12'11"

Reception
9'6" x 10'11"

Reception
9'1" x 13'3"

Kitchen
13'10" x 9'6"

Porch

Shower Room

Bedroom
9'1" x 7'4"

Bathroom

Bedroom
15'1" x 10'11"

Bedroom
9'8" x 10'11"

Garden
16'4" x 20'0"



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