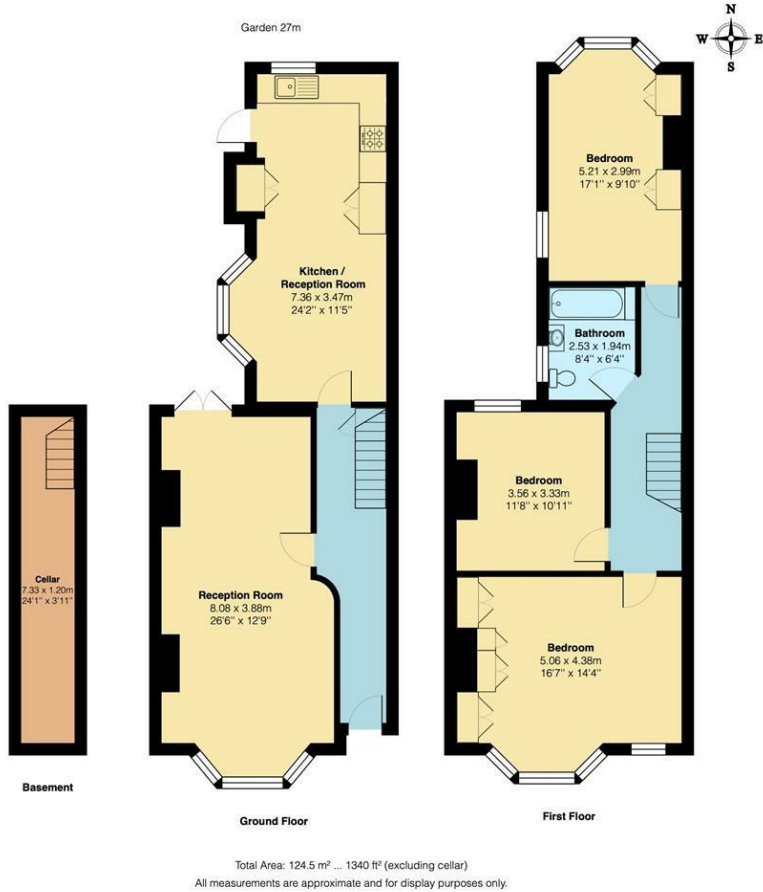




Reception Room
26'6" x 12'8"

Kitchen/Reception Room
24'1" x 11'4"

Bedroom
16'7" x 14'4"

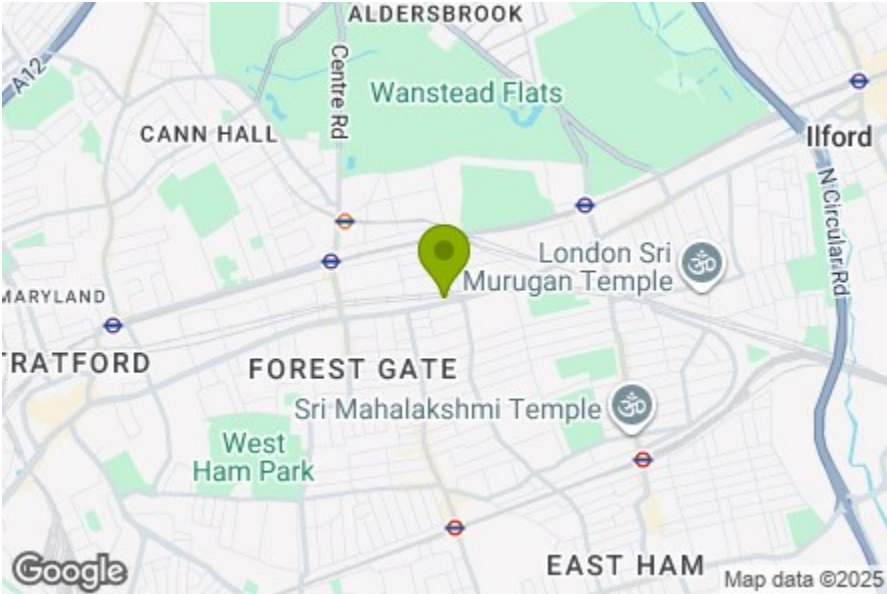
Bedroom
11'8" x 10'11"

Bathroom
8'3" z 6'4"

Bedroom
17'1" x 9'9"

Cellar
24'0" x 3'11"

Garden
88'6"



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



ROMFORD ROAD, FOREST GATE

Offers In Excess Of £700,000 Freehold
3 Bed House



Features:

- Victorian Terraced House
- Three Bedrooms
- Driveway
- 80ft Garden
- Potential to extend STP
- Freehold
- Built in Wardrobes
- Close to Forest Gate Station

This attractive Victorian terraced house combines generous living space with classic period charm. Behind its handsome exterior lies a property of excellent proportions, featuring three well-sized bedrooms, a bright double reception, and a spacious kitchen leading onto an 80-foot garden. The property also benefits from a private driveway and the opportunity to expand, subject to planning permission. Well suited to those seeking a characterful home with room to grow, it offers the perfect balance of comfort and potential in a convenient East London location, within easy reach of Forest Gate Station and the area's vibrant local amenities.

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IF YOU LIVED HERE...

Beyond the striking red-brick façade, ornate bay windows and decorative detailing give the property an inviting presence. The neatly paved driveway and bold red door add a welcoming touch, complementing the timeless charm of this classic period terrace.

Inside, the entrance hallway leads through to a generously sized double reception room where natural light pours in through the bay window. High ceilings and original cornicing lend a sense of grandeur, enhanced by an ornate ceiling rose and polished wooden floors that stretch the length of the space. A feature fireplace provides a warm focal point, creating an elegant setting for gatherings or relaxed evenings indoors.

To the rear, the open-plan kitchen and dining space flows naturally towards the garden. A broad bay window and glazed door invite in plenty of daylight, while the layout offers a clear sense of openness and connection. There's potential to extend into the side return (STPP), enhancing the sense of scale and creating a seamless flow between inside and out.

Open and well-sized, the long rear garden features a paved terrace perfect for outdoor dining and a central lawn leading to a raised deck framed by mature planting. It's an appealing outdoor retreat, ideal for both relaxing and entertaining.

Upstairs, three well-proportioned bedrooms offer comfort and flexibility, each filled with soft natural light and generous space that lends itself to family life or guests. The bathroom is bright and thoughtfully arranged, with warm-toned tiling and a bath with

overhead shower. There is also scope to extend into the loft (STPP), allowing for the creation of an additional bedroom or versatile top-floor space while maintaining the home's graceful balance. Completing the layout, a cellar below the ground floor offers generous storage and utility space, keeping the rest of the house clear and organised. Set within a lively and well-connected pocket of East London, the area provides a wonderful mix of green spaces, independent cafés, and community spirit. Nearby Forest Gate Arches bring a relaxed social scene with favourites like Ramble Café, Wild Goose Bakery, and Giovanna's Deli & Wine, while the Forest Tavern offers a welcoming local for weekend gatherings. Plashet Park is close by, and the open expanses of Wanstead Flats, part of the historic Epping Forest, provide acres of greenery for walking, cycling, or simply unwinding. Excellent schooling includes the outstanding Sandringham Primary School, just a four-minute walk from your door.

WHAT ELSE?

Connections are excellent, with Forest Gate Station just a 13-minute walk away, offering swift links into the City and beyond. Woodgrange Park Station is even closer at around 10 minutes on foot, providing Overground services across East London.



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
E12 BRANCH MANAGER

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