Godwin Road, Forest Gate

Asking Price £1,000,000 Freehold

- Double fronted Victorian Villa
- Four bedrooms
- Mix of traditional features alongside modern utilities
- 20 Foot kitchen/diner
- bi-fold doors leading to a private South facing garden
- Located in Forest Gate Village
- Impressive principal suite with dressing room
- Ground floor utility room, W.C and office
- Formal dining room open to sitting room
- Possibility to add a small rear extension (STPC)

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Godwin Road, Forest Gate E7 0LG

Oner of a handful of double fronted homes in Forest Gate Village, Petty Son & Prestwich are delighted to offer this four bedroom family home with stunning master suite, recently installed kitchen and Southerly garden.

4 2 2 E

Council Tax Band: D

Nestled in the ever-popular, leafy village vibe of Forest Gate, this rare double-fronted villa is a true find. Just moments from the stunning Wanstead Flats (a mere 0.1 miles away), this home truly offers the best of both worlds – tranquil surroundings and city convenience. You'll have the luxury of evening strolls and weekend picnics, yet you're still just a stone's throw from the vibrant energy of Stratford and the iconic Westfield Shopping Centre. With superb transport links at your doorstep, you're only 0.3 miles from Wanstead Park Overground and 0.4 miles from Forest Gate Station, providing a commute of just 13 minutes to Liverpool Street via the Elizabeth Line. For families, you're perfectly placed with both Godwin Junior School (just 277 feet away) and Woodgrange Infant School (only 0.2 miles) – both Ofsted-rated 'Good' – making school runs effortless.

On approach the exposed brick frontage, delicate ironwork fence and archway give an impressive first impression, leading you through a doorway into the central entrance hall of 'Homer Villa'. The home has been remodelled by the current owner to function alongside the modern demands of family life, with a well-proportioned ground floor utility room combined with combined shower and office to the right of the hallway alongside a generous storage area. A formal sitting room with character features and traditional elegance has been retained to the front of the home but has been opened to the rear of the home, providing a second bright lounge with bi-fold doors leading directly to a patio in the home's pretty, South facing rear garden. The heart of the home is undoubtedly the recently installed, modern kitchen/diner. With an oversized skylight flooding the space with natural light, this room wraps around the rear garden and offers a perfect balance of old and new, with the original Victorian stove standing proudly in the dining area next to sleek, contemporary units. A spacious downstairs W.C is tucked away at the rear.

Upstairs, you'll find four well-proportioned bedrooms, including three generous doubles and a smaller room that could easily function as a nursery or home office. The family shower room is bright and airy, while the principal bedroom suite stretches across the full width of the house, with a luxe en-suite bathroom featuring a freestanding bath, a stylish wet room shower, and a room ideal for a dressing space.

To the rear, the sun-drenched garden feels incredibly private, despite its central location, thanks to high boundary fences and a peaceful 'garden onto garden' setup with neighbours. The perfect spot for outdoor living, with a double patio area, low-maintenance astro-turf lawn, and a brick pizza oven ready for summertime entertaining.

EPC Rating: E43
Council Tax Band: D

Reception Room One
15'1" x 11'3"

Reception Room Two
10'3 x 10'1

Kitchen/Diner
20'6" x 11'8"

Utility Room
11'3" x 6'9"

Study
11'6" x 7'0"

Bedroom One
16'0" x 10'3"

Dressing Room
7'6 x 7'4

Bedroom Two
13'2" x 11'1"

Bedroom Three
11'3" x 9'1"

Bedroom Four
7'1" x 5'1"

Approx. Gross Internal Area 2027 Sq Ft - 188.31 Sq M

Includes loft/storage space

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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