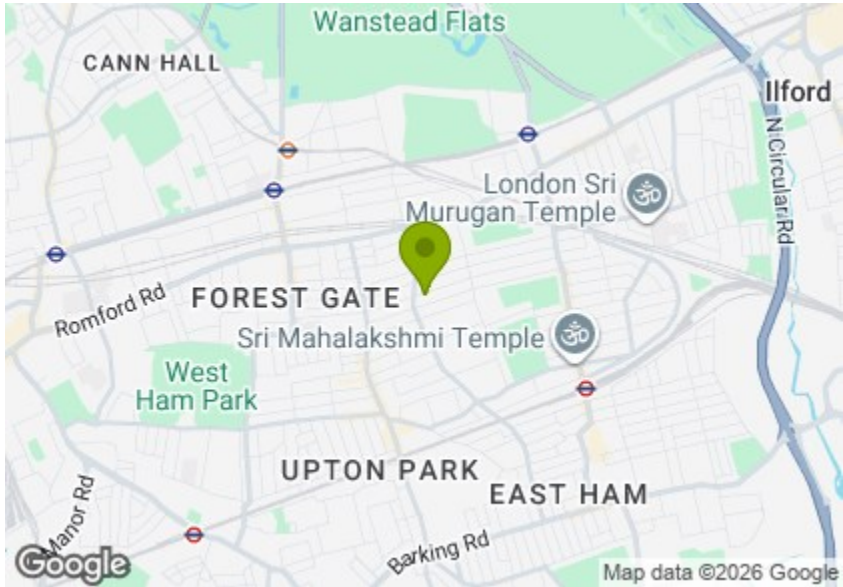


MONEGA ROAD, FOREST GATE

Offers In Excess Of £575,000 Freehold
3 Bed House - Terraced



Features:

- Three Bedroom House
- Victorian Terrace
- Spacious Through Reception Plus Seperate Dining Room
- Modern Kitchen
- Ground Floor WC And Utility Room
- First Floor Family Bathroom With Further En-Suite To Master Bedroom
- Fitted Wardrobes In Two Bedrooms
- Short Walk To Plashet Park
- Close To Forest Gate And Woodgrange Park Stations
- Chain Free

A characterful three-bedroom Victorian terrace in the heart of Forest Gate, offering generous living spaces, a modern kitchen and a lovely garden to enjoy. With Plashet Park just a short walk away and excellent transport connections nearby, this is a home that brings together period charm, everyday practicality and a well-connected East London location. Available chain free, too.

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IF YOU LIVED HERE...

You'd have plenty of room to make yourself at home, starting with the wonderfully spacious through-reception. A large bay window draws natural light into the front of the room, while warm wooden flooring, soft neutral tones and bespoke shelving create an inviting space for relaxing or entertaining. There's room for both comfortable seating and a dedicated workspace, with an open staircase adding character. Beyond here, the separate kitchen features sage green cabinetry, wooden worktops, classic white tiling and a striking chequerboard floor, giving it a fresh, contemporary feel.

At the rear, the separate dining room is a lovely spot for gathering with friends and family, with French doors opening directly onto the garden. Outside, a paved seating area gives way to a generous, leafy garden, with established trees and planting creating a welcome sense of privacy. A useful ground floor utility room and WC complete the layout, while a courtyard provides additional outdoor space. Altogether, the house offers approximately 1,070 square feet of accommodation.

Upstairs, three bedrooms provide flexibility for family life, guests or working from home. The principal bedroom enjoys a bay window, fitted wardrobes and its own en-suite shower room, while a second bedroom also benefits from fitted

wardrobes. The interiors are finished in soft, understated tones, making each room feel calm and comfortable. A separate family bathroom, complete with a bath and shower above, serves the remaining bedrooms.

WHAT ELSE?

Forest Gate and Woodgrange Park stations are both within easy reach, providing convenient connections across East London and beyond. Forest Gate's Elizabeth line services make journeys into central London particularly straightforward.

Plashet Park is a short walk away, offering green space, walking paths and room to unwind. West Ham Park and the wide open spaces of Wanstead Flats are also nearby, perfect for longer weekend walks.

Forest Gate has a thriving independent food and drink scene, with the cafés, bakeries and restaurants around Woodgrange Road and the Winchelsea Arches offering plenty to explore. The much-loved Holly Tree is another neighbourhood favourite.



A WORD FROM THE EXPERT...

"Forest Gate is one of London's best kept secrets. With great housing, wide green spaces on Wanstead Flats and a friendly atmosphere shaped by independent boutiques, cafés and bars, it has everything you would want in a neighbourhood. Weekends are easily filled with coffee and pastries from The Wild Goose Bakery, fresh pasta from Fiore Truck, dinner at Giovanna's or a brilliant curry from The Wanstead Kitchen. A walk across Wanstead Flats or through Wanstead Park completes the perfect local day out. The Elizabeth line makes Forest Gate incredibly well connected, with Liverpool Street about 12 minutes away, Canary Wharf around 15 and Heathrow reachable directly in under an hour. This mix of character, community and convenience is a big part of its appeal. Most of all, Forest Gate has a creative, independent spirit and a strong sense of community that locals proudly nurture".

BEN CHARLETON
E11 BRANCH MANAGER

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Reception Room

15'1" x 23'7"

Courtyard

3'8" x 11'2"

Kitchen

9'10" x 10'5"

Dining Room

11'10" x 11'7"

Utility Room

4'11" x 6'6"

Bedroom

14'6" x 10'6"



Ensuite

9'1" x 2'10"

Bedroom

9'1" x 10'6"

Bathroom

6'7" x 4'1"

Bedroom

9'11" x 6'2"

Garden

approx 17'0" x 40'0"



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