

CHURCHILL
estates





Clova Road, Forest Gate

£650,000

Bedrooms: 2 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Freehold

Floor Area: 861.00 sq ft

Local Authority: Newham

Council Tax Band: D

- Unique Two Bedroom Detached House In The Heart Of Forest Gate
- Attractive Brick Fronted Facade With Sash Windows & Period Inspired Styling
- Two Spacious Double Bedrooms
- Bright & Spacious Living/Dining Room With Dual-Aspect Windows
- Well Appointed Fitted Kitchen With Integrated Appliances
- Ground Floor WC & Modern First Floor Family Bathroom
- Private Rear Garden Featuring A Patio, Lawn & Established Borders
- Potential For Future Extension (STPP)
- Within Walking Distance Of Forest Gate Station
- Excellent Choice Of Nearby Schools









Churchill Estates are delighted to offer for sale this charming two-bedroom detached house, an increasingly rare find in the heart of Forest Gate.

Offering the significant advantage of being a detached home, this attractive property provides a sense of independence and privacy that is often difficult to find in London. Built just over ten years ago the house has been thoughtfully designed to complement the character of the surrounding period properties, combining traditional styling with the comfort and practicality of modern living. With its attractive brick facade and sash-style windows, the property offers a wonderful blend of period-inspired charm and contemporary convenience.

The ground floor begins with a welcoming entrance hall, leading into the impressive fitted kitchen which features contemporary cabinetry, ample storage, integrated appliances and dual-aspect windows, allowing natural light to flood the space. The generous worktop area and practical layout make it well suited to family life. Continuing through the hallway, the spacious reception room is another highlight, offering a bright and inviting environment in which to relax or entertain. Again, dual-aspect windows enhance the natural light, while the attractive wood flooring adds warmth and character. There is ample space for comfortable seating and additional furnishings, creating a versatile living and dining area for both quiet evenings and entertaining. The ground floor is completed by a practical WC.

Upstairs the property offers two well proportioned double bedrooms and a modern fitted bathroom. The generous landing further enhances the sense of space and presents potential for a future loft conversion, subject to the necessary planning permissions without compromising on your existing room sizes.

Externally the property benefits from a charming, private cottage style rear garden, providing a peaceful outdoor retreat. The combination of a patio area, lawn and established borders creates an attractive setting for outdoor dining, entertaining or simply enjoying the warmer months. Together with the detached nature of the house the garden adds to the sense of privacy and independence that makes this home particularly appealing.

The location is equally impressive with Forest Gate station just a short walk away, providing access to the Elizabeth line and convenient connections to Stratford, Liverpool Street and central London. This makes the property an excellent choice for commuters looking to combine convenient travel with the appeal of a distinctive home.

Forest Gate has established itself as a vibrant and increasingly sought-after East London neighbourhood, offering a strong community feel alongside an excellent selection of independent cafes, restaurants, shops and everyday amenities, particularly around Woodgrange Road and the surrounding streets. The expansive open spaces of Wanstead Flats are also within easy reach.

The property is particularly well positioned for local schooling, with Earlham Primary School (0.1 miles), St James' CofE Junior School (0.2 miles) and Odessa Infant School (0.2 miles). Forest Gate Community School is also within easy reach (0.3 miles), making the location particularly appealing to families.

Detached houses of this nature are a particularly rare find in this area and this delightful home offers a unique opportunity for buyers and investors alike.

For more information or to arrange an a appointment to view please contact the office at your earliest convenience to avoid disappointment.







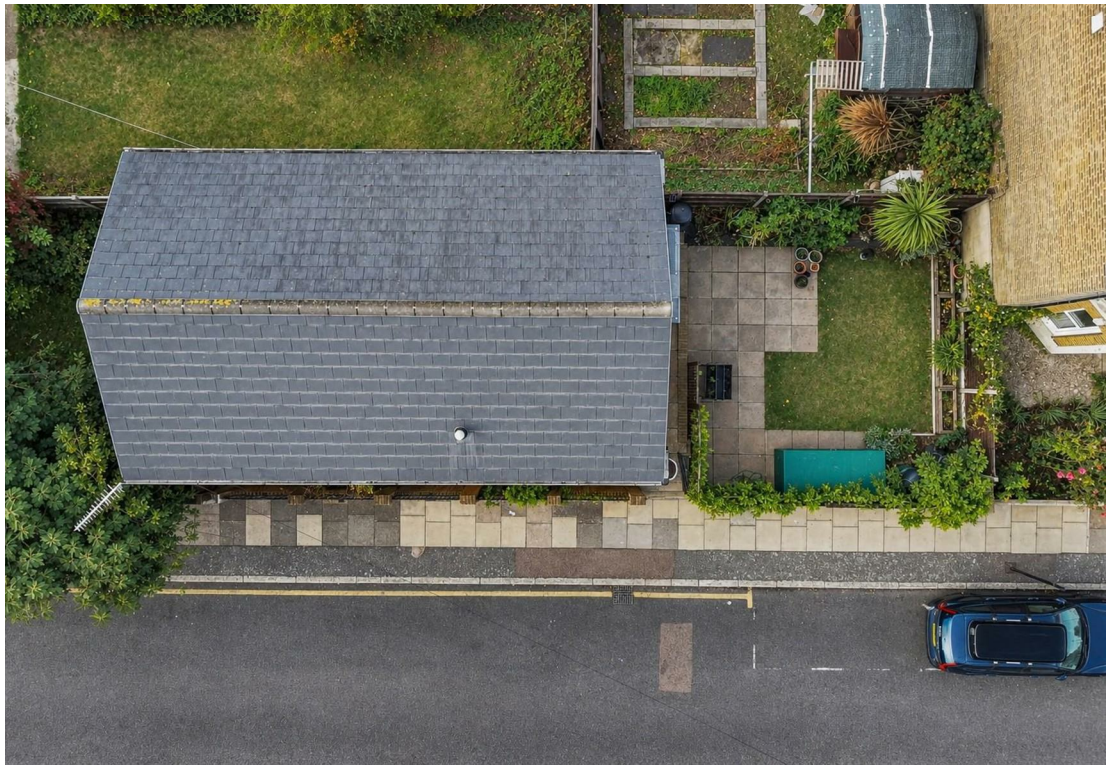

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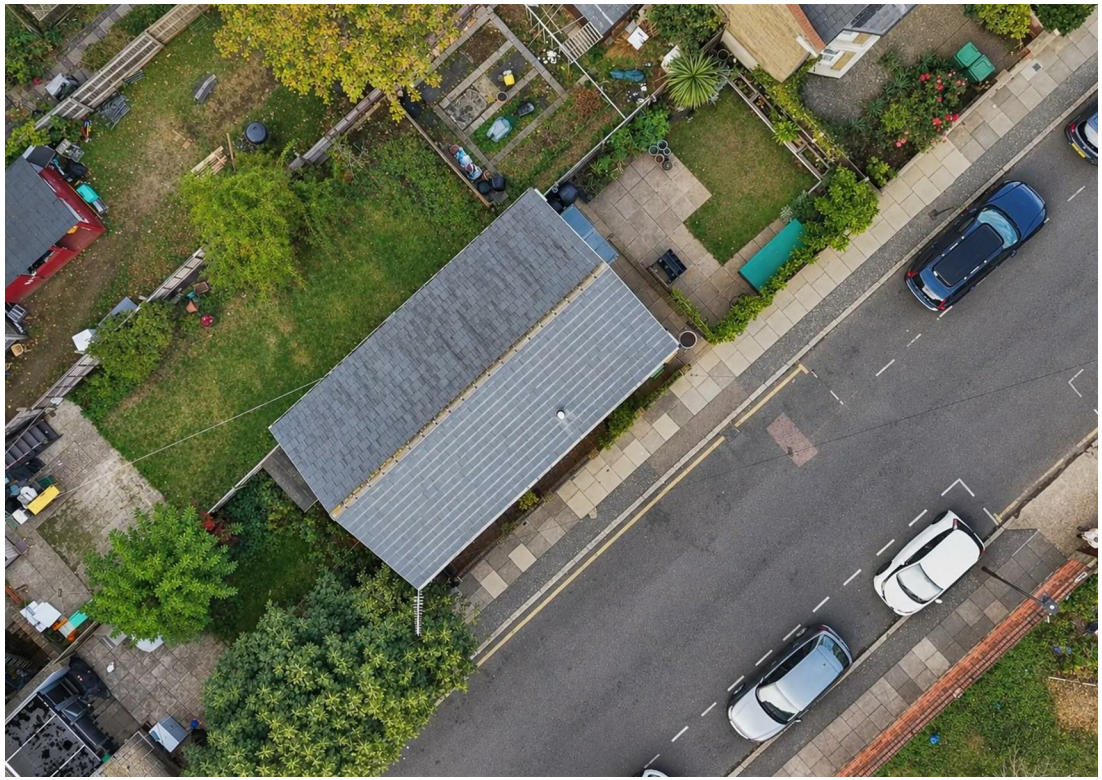






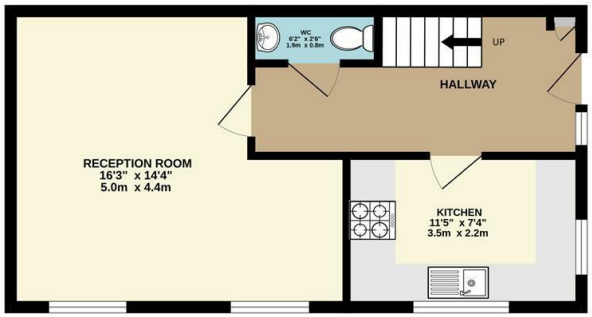




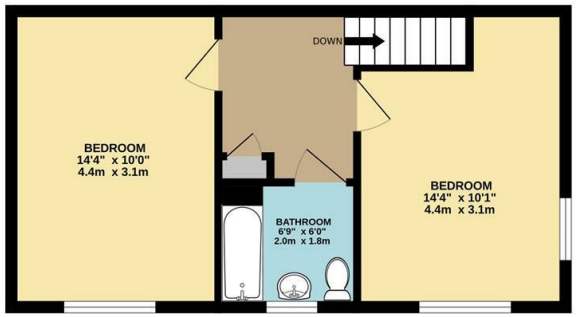




GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	76	
(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	

Email **wanstead@wearechurchills.co.uk**

To view call **020 8989 0011**

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