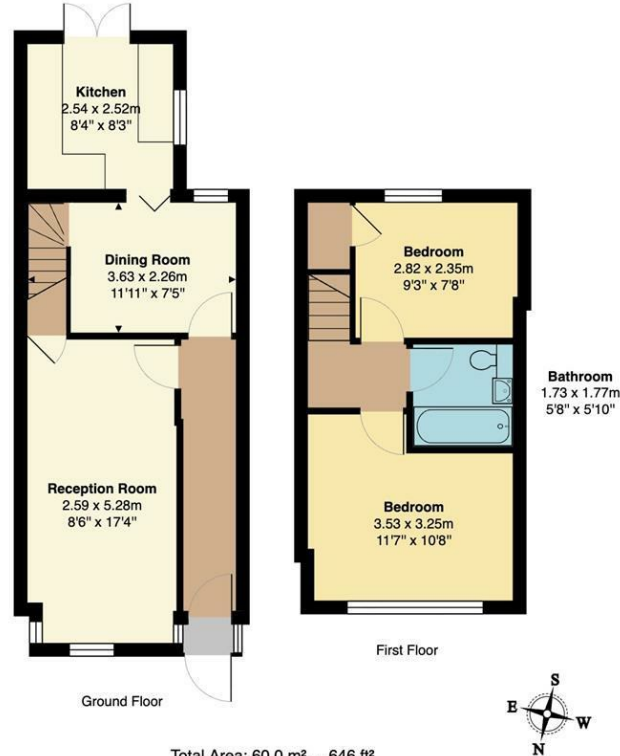


Garden - approx. 3.9m x 10.7m



Reception Room  
8'5" x 17'3"

Dining Room  
11'10" x 7'4"

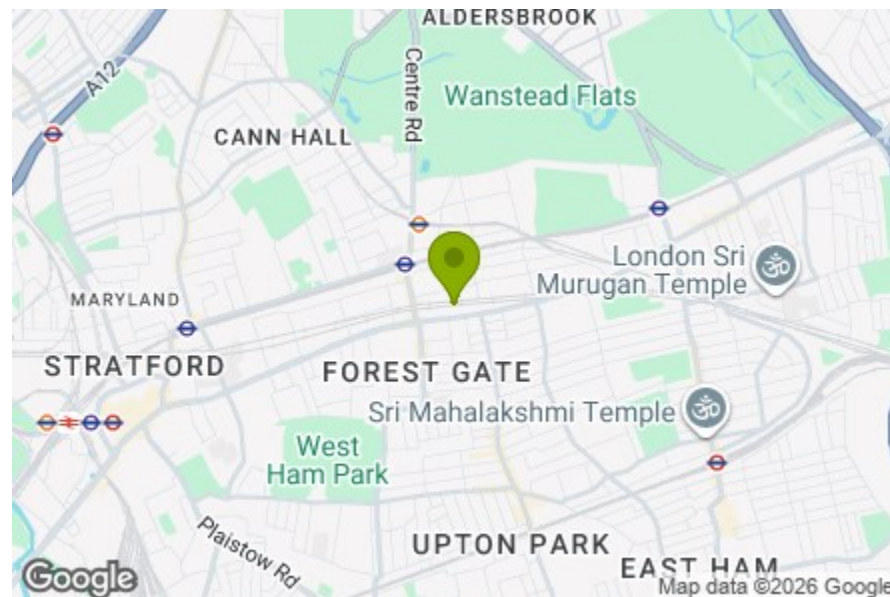
Kitchen  
8'3" x 8'3"

Bedroom  
9'3" x 7'8"

Bathroom  
5'8" x 5'9"

Bedroom  
11'6" x 10'7"

Garden  
12'9" x 35'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		91
	(81-91) B		
	(69-80) C	73	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



## WINDSOR ROAD, FOREST GATE

Offers In Excess Of £520,000 Freehold  
2 Bed House



### Features:

- Two Bedroom House
- Located Within The Desirable Woodgrange Conservation Area
- Very Well Presented Throughout
- Modern Kitchen And Bathroom
- South Facing Garden
- Spacious Reception And Separate Dining Room
- Driveway
- Short Walk To Forest Gate Station
- Situated Close To Local Amenities

A beautifully presented two bedroom house set within the much sought after Woodgrange Conservation Area, just a short walk from Forest Gate station and a lively mix of local cafés, shops and everyday amenities. With a south facing garden, driveway and a thoughtful balance of period charm and modern updates, this is a home that feels both welcoming and well considered.

REQUEST A VIEWING  
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### IF YOU LIVED HERE..

You'd step into a calm and inviting home where the sense of space is immediately apparent. The front reception room is generous and light filled, with a separate dining room set just beyond, creating a natural flow that works beautifully for both everyday living and hosting. The kitchen sits to the rear, finished in a clean, contemporary style with modern fittings and a layout designed with practicality in mind, while still feeling connected to the rest of the home.

Upstairs, both bedrooms are well proportioned doubles, each offering a peaceful retreat with a soft, neutral palette and plenty of natural light. The bathroom has been smartly updated with modern fixtures and a fresh, understated finish.

To the rear, the south facing garden brings a welcome sense of openness, offering a private outdoor space that catches the sun throughout the day, ideal for slow mornings or relaxed evenings.

### WHAT ELSE?

Woodgrange Conservation Area is one of Forest Gate's most characterful pockets, known for its tree lined streets and strong sense of community  
Forest Gate station is within easy walking distance, offering swift Elizabeth line connections across London  
Wanstead Flats are close by, perfect for long walks and open green space  
The area is rich in independent cafés, bakeries and local favourites, alongside handy everyday essentials



### A WORD FROM THE OWNER..

"We have really enjoyed our time in Forest Gate. Windsor Road has been a home from which we have been able to take our puppy to Wanstead Flats and Park, enjoy meals and drinks on the high street and in the arches and get into town easily with the Elizabeth Line. Being able to come back to our cosy home, to sit in the garden in the sun (or relax on the sofa when the sun occasionally disappears), has made for a wonderful few years. We're sorry to be leaving London, but we hope the next owners will enjoy the house and Forest Gate as much as we have."

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