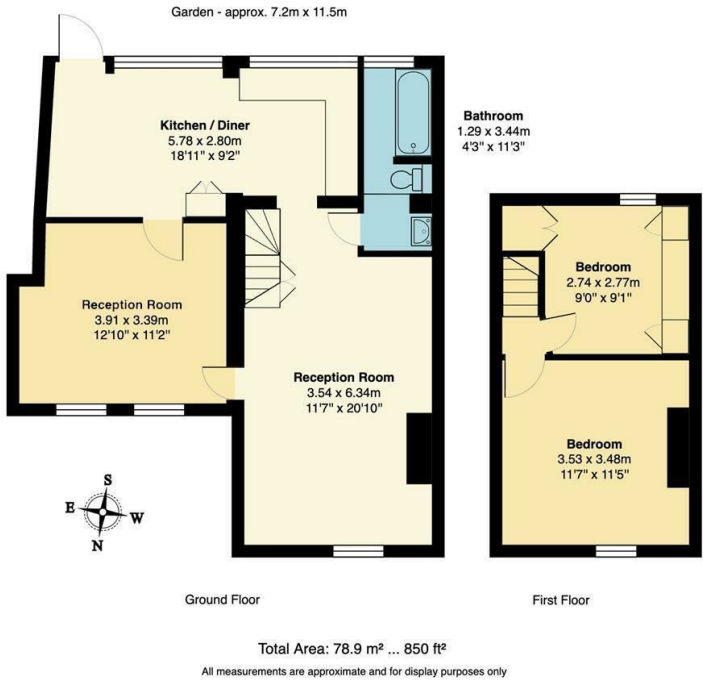




Reception
11'7" x 20'9"

Reception Room
12'9" x 11'1"

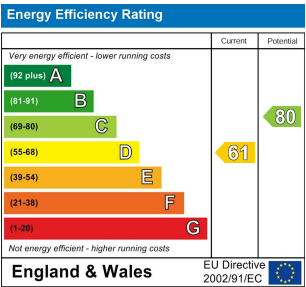
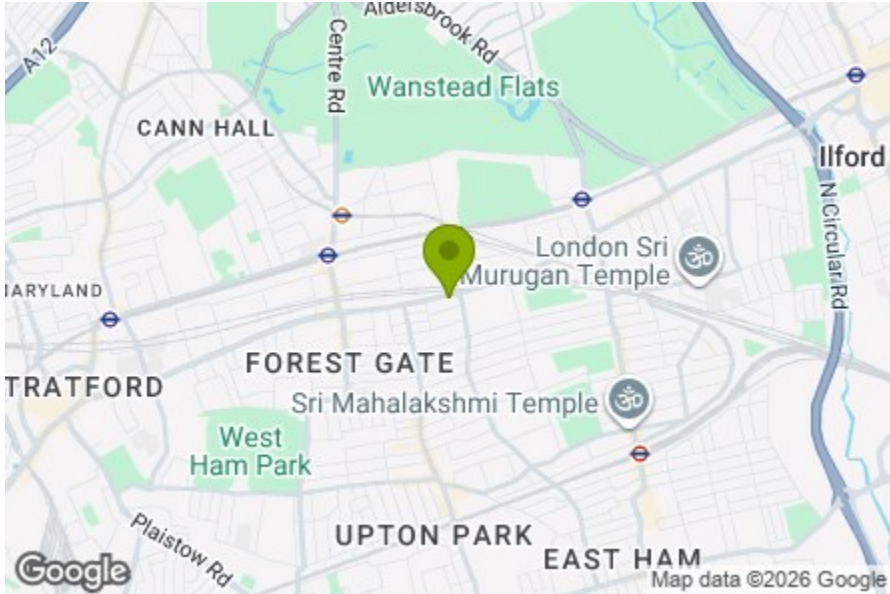
Kitchen/Diner
18'11" x 9'2"

Bedroom
11'6" x 11'5"

Bedroom
8'11" x 9'1"

Bathroom
4'2" x 11'3"

Garden
23'7" x 37'8"



ROMFORD ROAD, FOREST GATE

Offers In Excess Of £500,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedroom Cottage
- Very Well Presented Throughout
- Packed With Original Features And Cottage Charm
- Flexible Space To Accomodate Three Bedrooms
- Two Receptions
- Spacious Kitchen Diner
- Private South Facing Garden
- Driveway
- Short Walk To Forest Gate And Woodgrange Park Stations
- Ideally Located Close To Local Amenities

A characterful two-bedroom cottage in Forest Gate, beautifully presented throughout and filled with original details. With two reception rooms, a spacious kitchen diner, a private south-facing garden and driveway, there's plenty of flexibility here too, while Forest Gate and Woodgrange Park stations are both within easy reach.

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IF YOU LIVED HERE...

Step inside and the front reception immediately sets the tone, with warm-toned flooring, an exposed timber beam and a traditional fireplace bringing plenty of cottage character. The second reception sits beyond, creating another comfortable living space and giving the ground floor real flexibility. It could easily be adapted to suit changing needs, including providing a third bedroom if required.

To the rear, the kitchen diner stretches across the width of the cottage, with crisp white cabinetry, tiled flooring and plenty of room for a dining table. Rooflights and windows bring in good natural light, while a door leads directly out to the private south-facing garden. There's a generous paved area for outdoor dining, with raised beds and further space beyond. The bathroom is also positioned on the ground floor and includes a bath with overhead shower.

Upstairs you'll find two bedrooms. Both are thoughtfully

presented in soft, neutral tones, while one also benefits from useful built-in storage. Throughout, exposed beams, simple finishes and the cottage's distinctive frontage give the home a sense of character without feeling overly styled. The driveway is another welcome addition, particularly in such a well-connected part of East London.

WHAT ELSE?

- Forest Gate station is nearby for Elizabeth line services across central London, while Woodgrange Park is on the Suffragette line towards Gospel Oak and Barking Riverside.
- Wanstead Flats is within easy reach, offering a broad sweep of open grassland, walking routes and plenty of space for picnics and time outdoors.
- Forest Gate's much-loved Winchelsea Arches are close by, with independent places including Joyau and Roost adding to the neighbourhood's food and drink scene.



WORD FROM THE OWNER...

"I've always loved this property. Built in the 1850s, The Cottage has a charm you simply can't find in the surrounding Victorian terraces, a proper little house with its own front door, tucked back from the road, and sitting within the conservation area with its traditional green-painted exterior. It has been recently refreshed throughout, so it's ready to move straight into.

The location is the perfect complement. Wanstead Flats is minutes away for open green space, dog walkers and weekend football, while West Ham Park offers something more manicured. Forest Gate station is a short walk, and the Elizabeth line takes you into central London in a heartbeat: the City in around fifteen minutes, with direct trains through to the West End and Heathrow. The independent coffee shops around Woodgrange Road give the area a real neighbourhood feel, and Westfield Stratford and the Olympic Park are on the doorstep when you want more."

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