



CHURCHILL
estates



Windsor Road, Forest Gate

Offers Over £500,000

Bedrooms: 2 | Receptions: 2 | Bathrooms: 1

Tenure: Freehold

Floor Area: 645.84 sq ft

Local Authority: Newham

Council Tax Band: C



- Rarely Available Two Bedroom House
- Situated Within The Sought After Woodgrange Conservation Area
- Bright & Spacious Front Reception Room With Separate Dining Room
- Modern Fitted Kitchen Leading Directly Onto The Rear Garden
- Two Well Proportioned Double Bedrooms
- Beautifully Finished Bathroom With Contemporary Green Tiling & Gold-Effect Fixtures
- Secluded South Facing Rear Garden Offering A High Degree Of Privacy
- The Added Benefit Of A Private Driveway & Off-Street Parking
- Conveniently Located For A Choice Of Popular Local Schools
- Excellent Transport Links Providing Easy Access Into Central London



Churchill Estates are pleased to introduce this attractive two-bedroom home, occupying a desirable position within Forest Gate's highly regarded Woodgrange Conservation Area.

Having undergone a number of carefully planned improvements under the current ownership, the property offers a wonderful balance of contemporary finishes, generous accommodation and practical features that make it particularly appealing to modern buyers. With a layout that provides flexibility for different lifestyles, a secluded south-facing garden and the added advantage of private off-street parking, this is a home with plenty to offer.

Upon entering the property you are welcomed into a spacious front reception room, providing an inviting setting in which to relax and unwind. With ample room for comfortable seating and furnishings, this is an ideal space for everyday living. Moving further through the house a separate dining room offers an additional reception area that can easily adapt to individual requirements. Whether used for family meals, entertaining guests, a children's playroom or a dedicated home office this versatile room provides valuable flexibility without compromising the main living accommodation.

Positioned at the rear of the property is a beautifully updated kitchen, which has been completely redesigned by the current owners to improve both its appearance and functionality. The alterations have transformed the way the room connects with the outside space with the original garden entrance relocated and replaced by attractive French doors opening directly onto the garden. This thoughtful change allows natural light into the kitchen while providing convenient access to the outside particularly during the warmer months. Offering a modern and practical arrangement, the kitchen is well suited to everyday life.

The rear garden is undoubtedly another major attraction offering an excellent combination of outdoor space, privacy and a desirable southerly aspect. Enjoying an unoverlooked position it provides a peaceful setting away from the surrounding properties. Immediately adjoining the house is a paved patio perfectly positioned for garden furniture, barbecues and alfresco dining. Beyond this an expanse of lawn provides plenty of room for children to play or for those who simply enjoy spending time outdoors. A traditional brick boundary wall adds character along one side while recently renewed fencing provides an attractive and secure enclosure to the other.

The first floor continues to impress with two comfortably sized double bedrooms, both benefiting from good levels of natural daylight and offering ample space for bedroom furniture. Serving both rooms is a stylishly refurbished family bathroom, finished with a distinctive combination of rich green tiling and gold-effect fixtures. A generous bath with shower facilities and a contemporary vanity unit complete the space, creating a bathroom that feels both individual and sophisticated.

An increasingly sought-after benefit in this part of Forest Gate is the property's private driveway, providing the convenience of parking directly outside the house. With on-street parking often at a premium in established residential neighbourhoods, this is a particularly useful feature. The driveway may also present an opportunity for the installation of a home electric vehicle charging point.

Beyond the property itself the surrounding neighbourhood offers an excellent lifestyle for those looking to enjoy everything Forest Gate has to offer. The Woodgrange Conservation Area is admired for its attractive residential streets, established community and convenient access to an excellent selection of independent businesses. Popular cafes, restaurants, local shops and everyday amenities are all within easy reach, while nearby Forest Gate Station provides Elizabeth Line services, making journeys into central London particularly convenient.

The area is also popular with families thanks to its choice of well-regarded local schools, together with nearby green spaces and recreational facilities. Providing an appealing balance between city living and a welcoming residential environment.

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











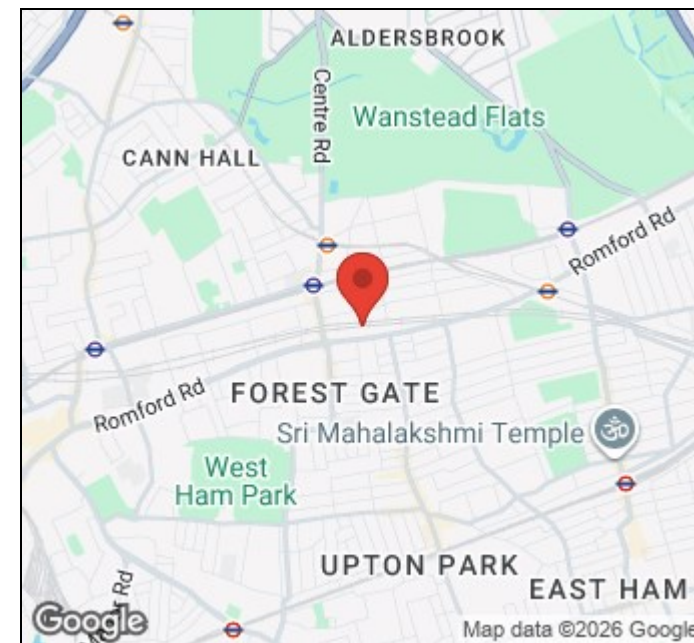
Total area: approx. 60 sq metres (646 sq. feet)

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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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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To view call **020 8989 0011**

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