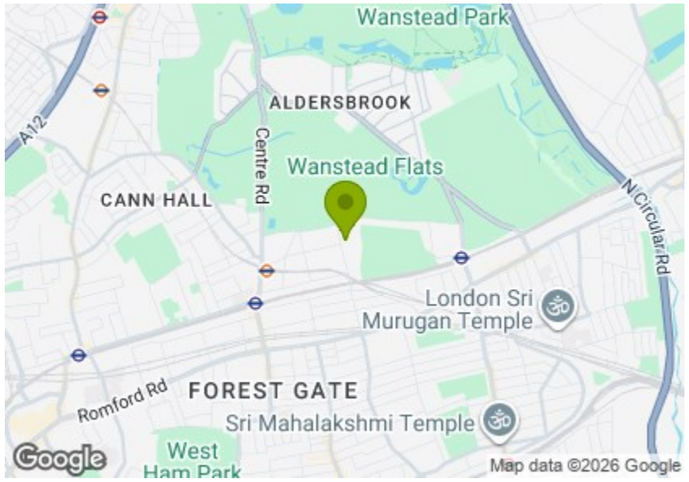
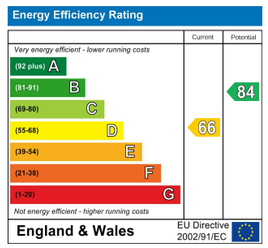


Total Area: 126.4 m² ... 1360 ft²
All measurements are approximate and for display purposes only.





E11, E7, E12 & E15
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GODWIN ROAD, FOREST GATE

Offers In Excess Of £750,000 Freehold

4 Bed House - End Terrace

Features:

- Victorian End Terrace House
- Four Double Bedrooms
- Freehold
- Converted Loft
- Good Decorative Order
- Forest Gate Village
- Close to Forest Gate Station
- Two Bathrooms
- Close to Wanstead Flats

A characterful four double bedroom Victorian end terrace in the heart of Forest Gate Village, beautifully placed for Wanstead Flats, neighbourhood favourites such as Tracks, Arch Rivals, Pretty Decent Beer Co and Joyau, as well as Forest Gate station. With a converted loft, two bathrooms and a wonderfully sociable kitchen leading out to the garden, this freehold home has plenty to get excited about.

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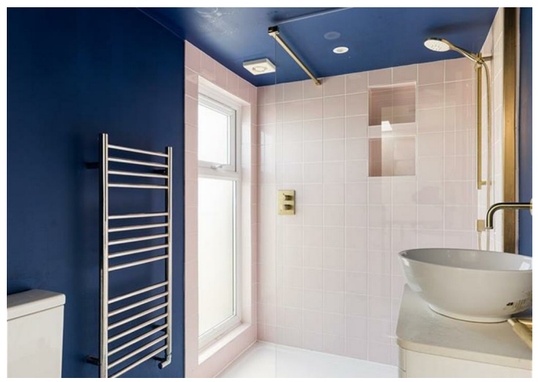














IF YOU LIVED HERE...

Inside, the home feels warm, stylish and full of life, with period details woven through a layout made for modern family living. The front reception is inviting and atmospheric, with an elegant fireplace, fitted shelving and a large window drawing in the light. To the rear, the dining space continues the characterful feel, with another fireplace, built-in storage and a natural flow through to the kitchen.

The kitchen is a real highlight, with dark cabinetry, timber worktops, patterned flooring and a skylight overhead that draws daylight down into the space. Glazed doors unfold to the garden, creating an easy connection between indoors and out, perfect for long lunches, summer evenings and keeping the house open to the greenery beyond. The garden itself feels leafy and tucked away, with a paved seating area and mature planting adding colour and texture.

Upstairs, four double bedrooms give the home excellent flexibility, including a converted loft bedroom with skylight windows and a smart en suite. The top floor shower room is especially well finished, with a sleek walk-in shower that gives the loft level a polished, peaceful finish. The family bathroom adds another lovely touch, pairing traditional styling with a roll top bath and separate shower.

WHAT ELSE?
- Forest Gate Village is close by, with a lovely mix of independent cafés, pubs and neighbourhood favourites, including Tracks, Arch Rivals, Pretty Decent Beer Co and Joyau.
- Forest Gate station is within easy reach, giving you access to the Elizabeth line and fast links towards Stratford, Liverpool Street, the West End and beyond.
- Wanstead Flats is just a short walk away, bringing wide open greenery, weekend walks and a welcome sense of space right on your doorstep.



A WORD FROM THE OWNER....

"We have loved living in this house, and in Forest Gate, this house holds so many happy memories for us. The area has a great community feel, and we have made life long friends living in the area. Proximity to Wanstead flats means that you are never more than a 2 minute walk from being in nature and feeling like you have escaped the city. The local pubs, restaurants and bakeries are excellent, and have all been very family friendly offering a great variety of places to take our little one. The Elizabeth lines means you are only a 17 minute journey to the centre of the city, offering a great balance of city life and suburban living.

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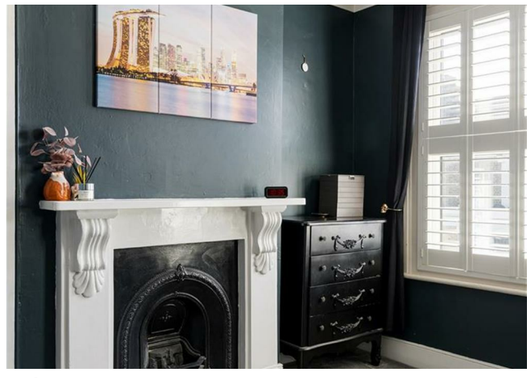


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Reception Room
25'1" x 14'4"

Kitchen/ Diner
20'9" x 8'9"

Bedroom
14'5" x 11'3"

Bathroom
11'5" x 8'11"

Bedroom
12'9" x 8'9"

Bedroom
12'5" x 11'2"

Eaves Storage
12'5" x 4'7"

Bathroom

Bedroom
11'10" x 8'3"

Garden
24'5"

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