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Windsor Road, Forest Gate

Offers In Excess Of
£520,000

Bedrooms : 2

Receptions : 2

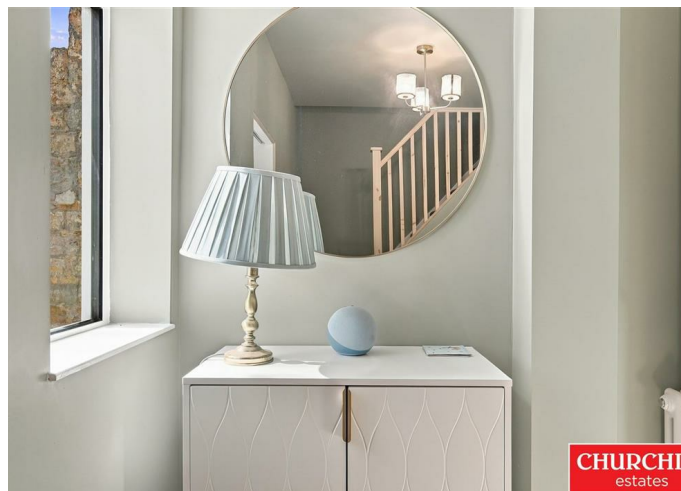
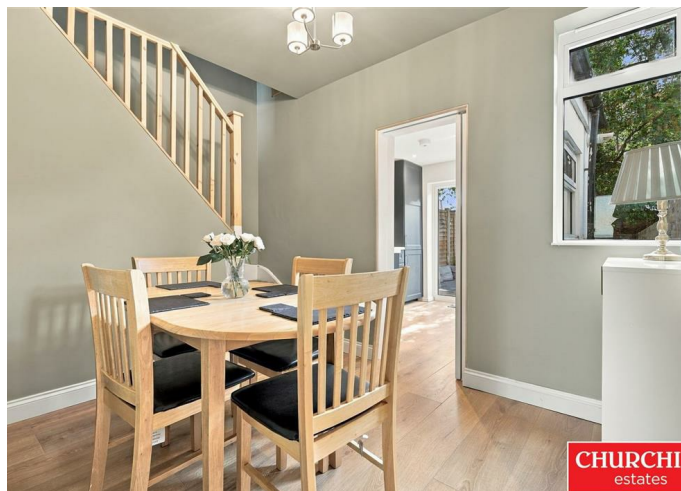
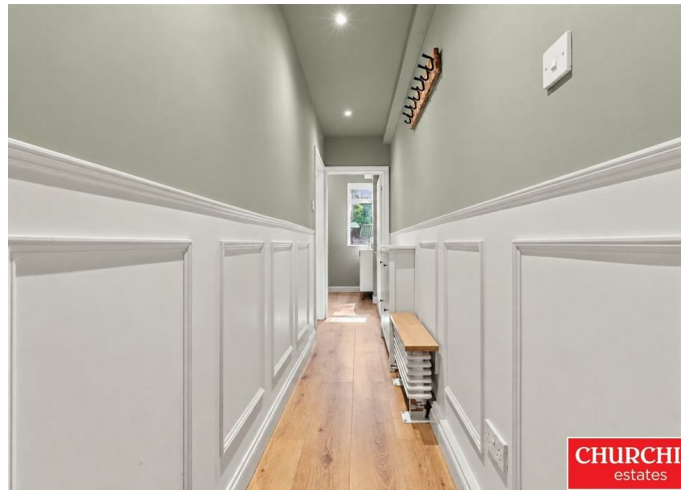
Bathrooms : 1

Tenure : Freehold

Floor Area : 645.84 sq ft

Local Authority : Newham

Council Tax Band : C



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Churchill Estates are delighted to present this unique two-bedroom house, ideally positioned within the sought after Woodgrange Conservation Area.

Offering a combination of character, a thoughtfully considered layout and some lovely improvements made by the current owners this is a home that offers something genuinely different within the local market.

The layout is one of the property's standout features and has been carefully considered by the current owners to make the most of the space available. The spacious front reception room provides a comfortable main living area while the separate dining room positioned centrally within the house creates an additional and highly versatile space. Families will appreciate this separation of living and dining areas, whilst for those working from home it is a space that can be used for completing work without encroaching on the main living space.

To the rear, the newly fitted kitchen has been cleverly reconfigured by the current owners to create a bright, practical and welcoming space. In addition to fully remodelling the kitchen, the garden access was repositioned, so the room now opens directly onto the rear garden through a set of French doors. This creates a natural connection between the kitchen and garden, bringing the outside in and making the space ideal for both entertaining and day-to-day family life.

Outside the south-facing rear garden is a particularly impressive feature of the property. It is a good-sized space and not overlooked, offering a fantastic degree of privacy and plenty of sunshine throughout the day. The garden begins with a patio area which provides a natural spot for outdoor dining before leading onto a larger section of lawn. The garden is enclosed by a combination of a brick wall to one side and newly installed fencing to the other, creating a secure and private outdoor space that is both practical and attractive.

Upstairs are two well-proportioned double bedrooms offering comfortable accommodation and plenty of natural light. The new bathroom adds another touch of individuality, with a generous bath and shower, a fitted vanity unit, striking green tiles and elegant gold fittings throughout.

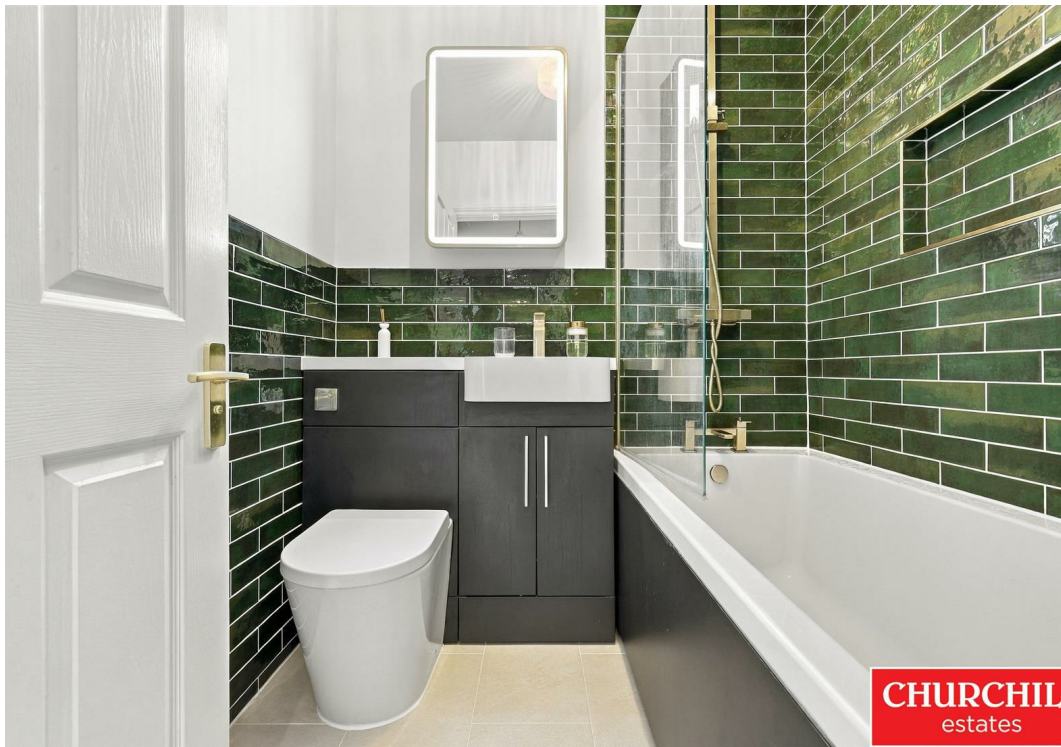
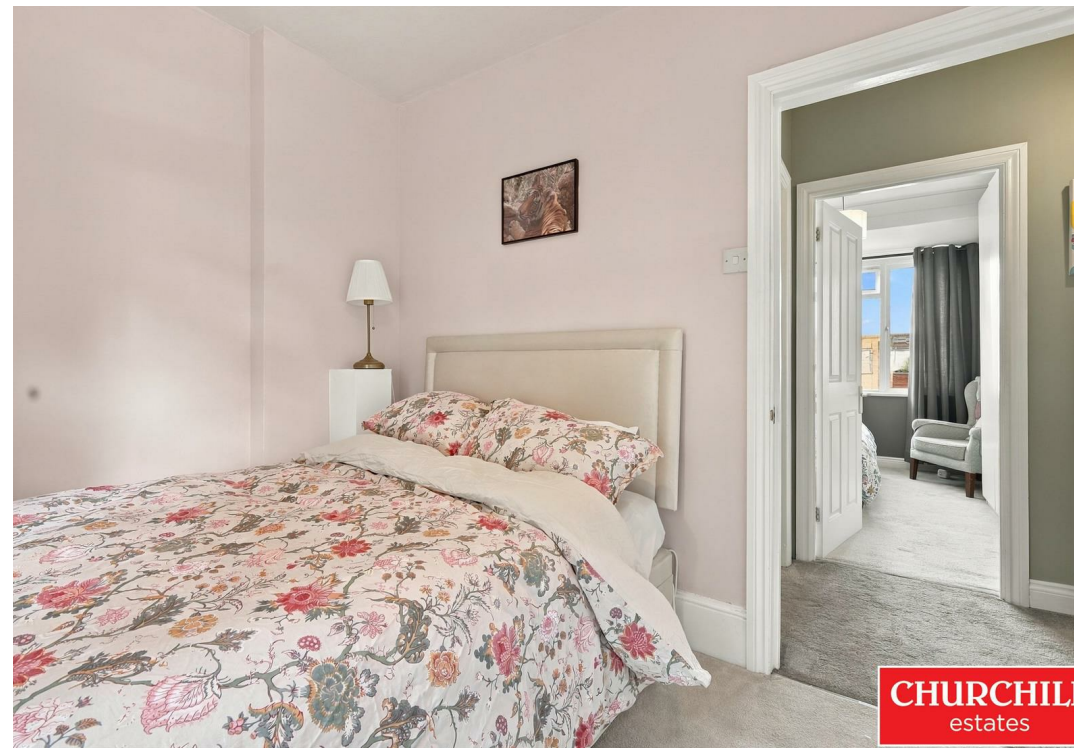
To the front the property benefits from its own private driveway providing off-street parking, a particularly rare and valuable feature for a house in this part of Forest Gate. Having dedicated parking not only provides everyday convenience but also offers useful flexibility for the future, including the potential to install an electric vehicle charging point.

The location is equally appealing with Forest Gate Elizabeth Line Station just a short walk away and a wide selection of local cafes, restaurants, shops and everyday amenities close by. Situated within the Woodgrange Conservation Area, the property also benefits from the attractive character and established surroundings that make this such a popular place to live.

With two double bedrooms, separate living and dining areas, a garden and parking, this house is ideally suited to buyers seeking a well-proportioned home in a sought-after location within Forest Gate.

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







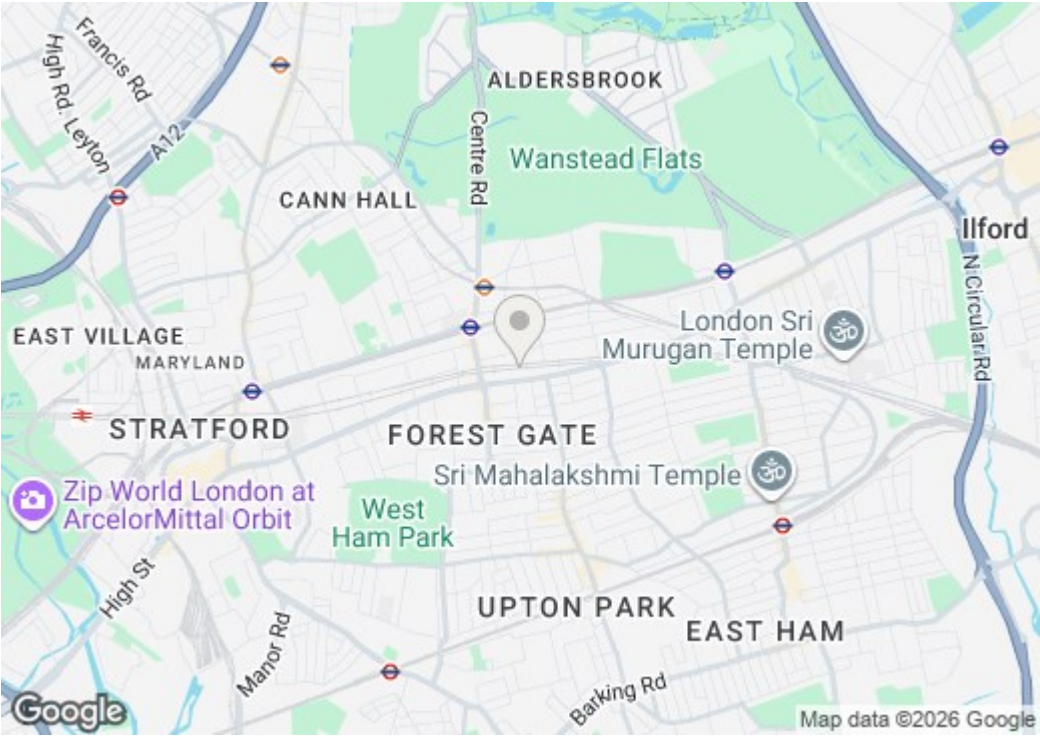
- Unique Two Bedroom House Within The Sought After Woodgrange Conservation Area
- Modern Kitchen With Direct Access Onto The Rear Garden
- Stylish Bathroom With Striking Green Tiling & Gold-Effect Fittings
- Private Driveway Providing Valuable Off-Street Parking
- Highly Regarded Local Schools Nearby Ideal For Families
- Spacious Front Reception Room With A Separate, Versatile Dining Room
- Two Well Proportioned Double Bedrooms With Plenty Of Natural Light
- Good Sized South Facing Rear Garden Which Is Completely Unoverlooked
- Characterful Home With A Range Of Thoughtful Improvements Made By The Current Owners
- Fantastic Transport Links For Commuters



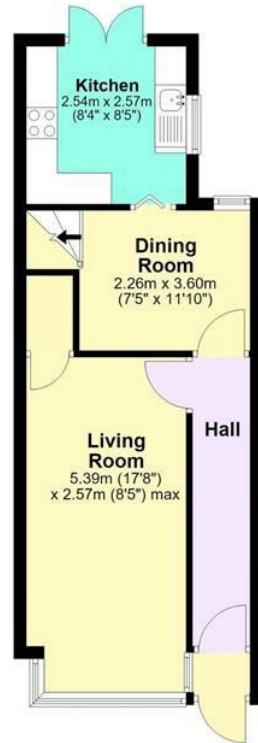
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



Ground Floor
Approx. 34.4 sq. metres (370.8 sq. feet)



First Floor
Approx. 24.6 sq. metres (264.8 sq. feet)



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

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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