
CHURCHILL
estates





Capel Road, Forest Gate

Guide Price £700,000

Bedrooms: 3 | **Receptions:** 2 | **Bathrooms:** 1

Tenure: Freehold

Floor Area: 833.00 sq ft

Local Authority: Newham

Council Tax Band: D

- Guide Price £700,000 - £750,000
- Offered To The Market On A Chain Free Basis
- Three Bedroom End Of Terrace Family Home
- Fantastic Position Opposite Acres Of Open Green Space
- Bright Front Reception With Attractive Bay Window
- Separate Kitchen With Ample Base & Wall Units
- South Facing Low Maintenance Rear Garden
- Excellent Potential To Extend (STPP)
- Opportunity To Modernise And Add Value
- Excellent Selection Of Local Schools & Amenities Nearby


CHURCHIL
estates


CHURCHILL
estates


CHURCHIL
estates


CHURCHILL
estates

Guide Price £700,000 - £750,000

Churchill Estates are delighted to present this three bedroom end of terrace family home, enviably positioned directly overlooking the beautiful open green spaces of Wanstead Flats.

Having remained in the same family for many years, this much loved home is now offered to the market with no onward chain.

Whilst the property would benefit from some modernisation, it offers generously proportioned accommodation throughout, a practical layout and excellent potential for purchasers looking to create a home tailored to their own tastes and requirements.

Upon entering a spacious entrance hallway leads to a generously sized front reception room featuring an attractive bay window with lovely views towards Wanstead Flats. The kitchen provides ample storage and worktop space, whilst a second spacious reception room to the rear offers excellent flexibility as a separate dining room or additional family living area with direct access onto the private rear garden. A convenient ground floor WC provides additional practicality.

On the first floor are three well proportioned bedrooms, including two generous doubles and a good sized single. The main bedroom benefits from an attractive bay window, built in wardrobes and stunning views over Wanstead Flats, the second bedroom has idyllic views over the rear garden and boasts built in storage, whilst the third bedroom would make an ideal child's bedroom, nursery or home office. A three piece family bathroom serves all three bedrooms.

One of the property's standout features is its exceptionally generous south facing rear garden. Offering an excellent amount of outdoor space for families and entertaining, its substantial proportions also present an exciting opportunity for future development, with the potential to extend considerably to the rear creating a spacious open plan kitchen/diner (STPP), without compromising on the generous size of the remaining garden.

There is also further potential to extend into the loft (STPP) which is advantageous for growing families or those looking to add value.

Capel Road is also conveniently located for Forest Gate, Wanstead and Leytonstone. Offering an excellent selection of independent cafes, restaurants, shops and everyday amenities.

For commuters Wanstead Park Station is 0.2 miles away, providing London Overground services on the Suffragette Line, whilst Forest Gate Station is 0.3 miles away, offering Elizabeth Line connections towards Stratford, Liverpool Street, Canary Wharf and central London.

Families are also well catered for with Godwin Junior School and Woodgrange Infant School 0.2 miles away, alongside other well regarded local schools including Sandringham Primary School, Aldersbrook Primary School and Forest Gate Community School.

Combining a desirable position overlooking Wanstead Flats, generous accommodation, an exceptionally spacious south facing garden and excellent potential to extend. This is a fantastic opportunity to create a long term family home in a sought after location.

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








CHURCHILL
estates


CHURCHILL
estates


CHURCHILL
estates


CHURCHILL
estates






CHURCHI
estates

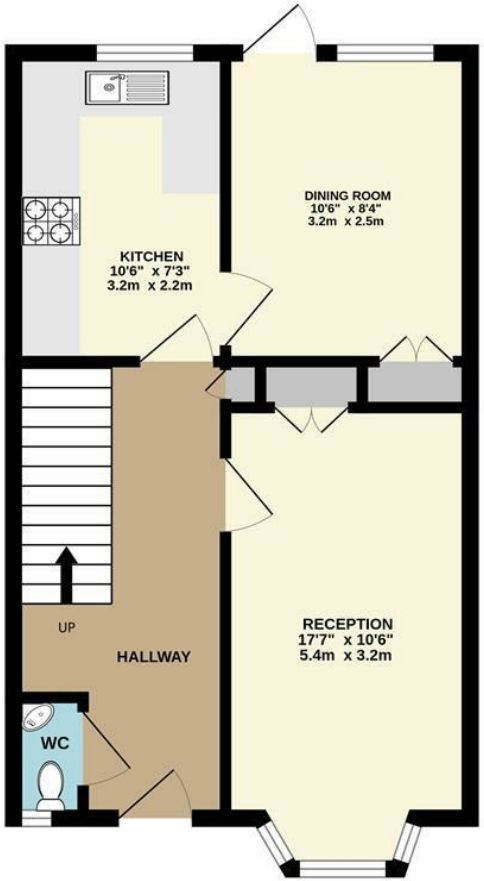

CHURCHI
estates


CHURCHILL
estates

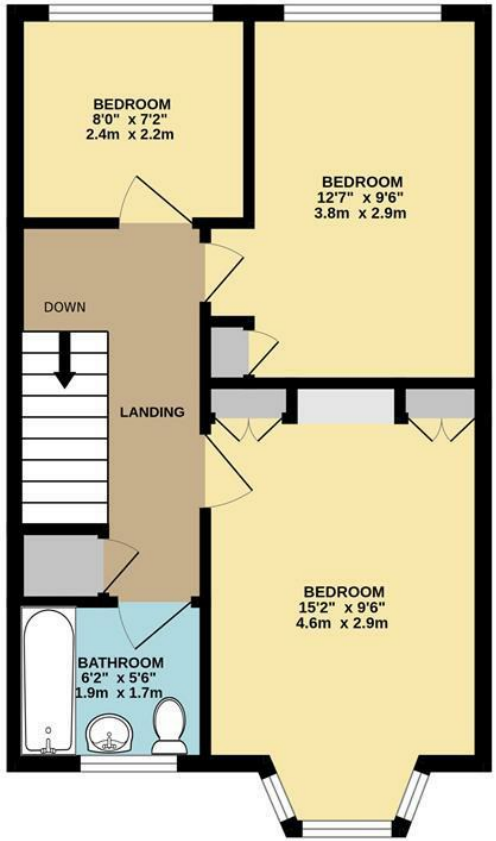

CHURCHILL
estates


CHURCHILL
estates

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



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	

Email **wanstead@wearechurchills.co.uk**

To view call **020 8989 0011**

CHURCHILL estates