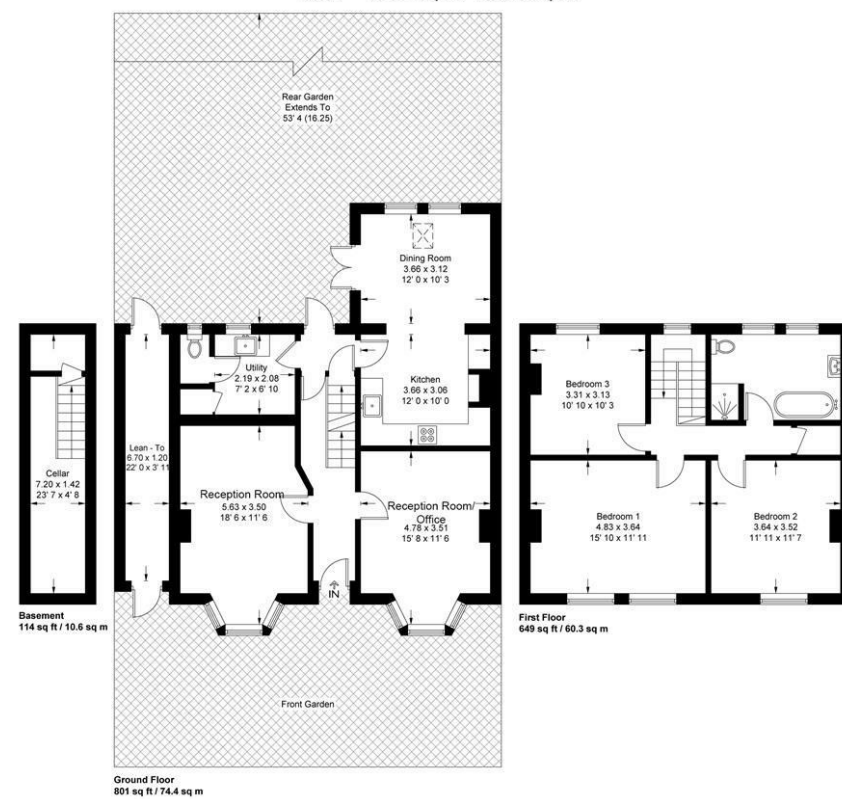


Osbourne Road

Approximate Gross Internal Area = 1564 sq ft / 145.3 sq m

Lean - To = 89 sq ft / 8.3 sq m

Total = 1653 sq ft / 153.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Osborne Road, Forest Gate

Offers Over £1,175,000 Freehold

- Double fronted Victorian Villa
- Woodgrange Conservation area
- Three good sized double bedrooms
- Two large formal receptions
- Separate utility room and ground floor W.C
- Wider than average plot
- Full of beautiful period features
- Generous family bathroom with underfloor heating
- Outstanding kitchen/diner
- Established South facing garden

Osborne Road, Forest Gate

Proudly positioned on a wider than average plot in the Woodgrange Estate Conservation area, Petty Son and Prestwich are delighted to offer for sale this stunning and substantial double fronted Victorian Villa with Southerly garden.



Council Tax Band: E



Positioned on the highly desirable Woodgrange Estate in Forest Gate, characterised by wide roads lined with substantial Victorian villa's, Osborne road is close to all local amenities including the idyllic Wanstead Flats (0.4 miles), Woodgrange Infants School and Godwin Junior School (0.4 miles). Although further afield, Forest School offering private education from reception to sixth form, also operates a bus service within Forest Gate, adding another option for parents wishing to explore the private education route for their children. A number of stations are at your fingertips, including Woodgrange Park, Forest Gate serviced by the Elizabeth Line (0.4 and 0.6 miles) and Manor Park (0.7 miles). In addition to being perfectly positioned for families and commuters alike, this attractive period home is incredibly spacious and within easy walking distance of Woodgrange Road (0.5 miles) with a large, everchanging array of shops and eateries.

Previously a four bedroom home, this impressive double fronted property provides period charm even before entering. The homes deep frontage is bordered by an intricate ironwork fence and gate with a mosaic pathway leading you towards the central doorway. Having been carefully landscaped, the beautiful frontage is designed to provide the occupants with year round colour and interest. Once inside the bright and spacious entrance hall, the exclusive use of William Morris Wallpapers and Farrow and Ball paint blends sympathetically with the exposed Victorian flooring that runs throughout the ground floor and under the carpet on the first floor. The two large receptions to either side of the home both enjoy beautifully detailed plasterwork and grand central fireplaces, one of which is in full working order, having been fully swept and serviced by the current owners, who enjoy it on a colder winter evening. The rear of the property has been extended to provide a joyous family kitchen/diner, fully taking advantage of the Southerly rear aspect the enjoyed by the home. A modern, but still in keeping, bespoke wooden kitchen with composite worktop, large larder unit and high end appliances including Quooker and Milele, open to a fantastically bright dining area with vaulted ceiling, skylight and French doors. Sitting flush with the kitchen flooring, the garden patio flows seamlessly into the dining area when the French doors are opened up in the warmer months, hugely increasing the entertaining space on offer. A separate utility room houses a separate sink and the larger, noisier appliances in addition to a handy ground floor W.C and recently installed Ecotech boiler. A handy cellar, perfect for storage, can also be accessed from the ground floor.

Moving to the first floor, you pass a hugely impressive stained glass window to a wide hallway, providing access to three incredibly spacious double bedrooms and stunning family bathroom. Wooden sash windows with bolt locks feature throughout the home but are more evident in the simply furnished bedrooms, all of which also benefit from period style radiators and central fireplaces or chimney breasts. The family bathroom is a true labour of love, with underfloor heating, original cast iron bath and recently installed large head shower, all

framed by bespoke panelled walls with concealed cupboards and plantation shutters. A n insulated loft provides further storage space but can be converted to provide a further bedroom and small shower rom if desired (STPC).

To the rear, a patio with overhead grape vine providing extensive summer shade leads to a lawn with established planting, including a range of fruit trees, and fruiting bushes to the rear boundary wall. The Southerly garden feels surprisingly private and a deep lean-to provides further storage for a lawnmower, bikes and potting space.

EPC Rating: D56
Council Tax Band: E

Reception one
18'6 x 11'6

Receptoion Two
15'8 x 11'6

Kitchen
12' x 10'

Dining Room
12' x 10'3

Utility Room
7'2 x 6'10

Celllar
12'7 x 4'8

Bedroom One
15'10 x 11'11

Bedroom Two
11'11 x 11'7

Bedroom Three
10'10 x 10'3

Lean-To
22' x 3'11