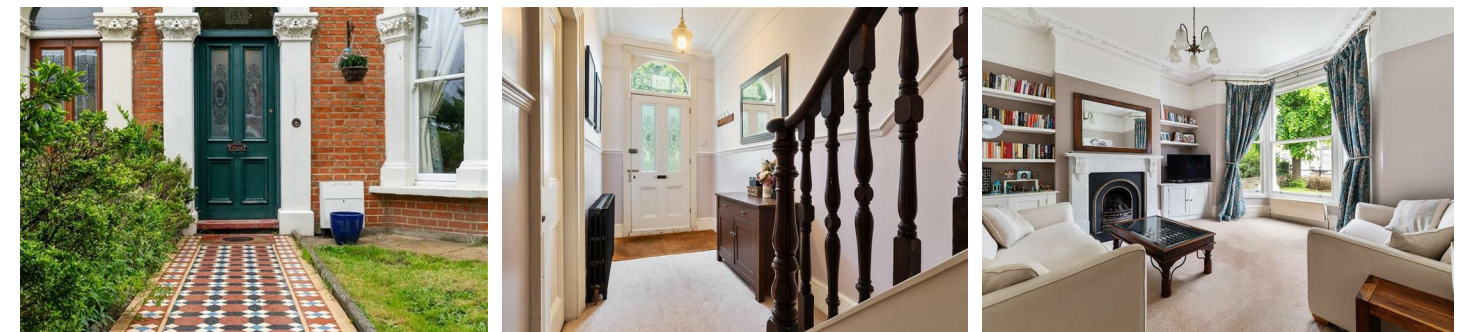


Osborne Road

Approximate Gross Internal Area = 1652 sq ft / 153.5 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.



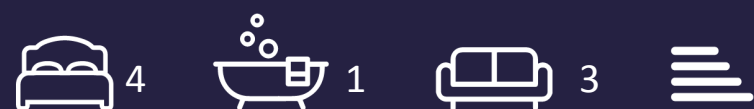
Osborne Road, Forest Gate

Offers In Excess Of £1,150,000 Freehold

- Semi-detached Victorian Villa
- Woodgrange Estate Conservation area
- Glorious period features throughout
- Four bedrooms
- Three formal receptions
- Kitchen with separate utility room
- Ground floor W.C
- Cellar
- Room to further extend (STPC)
- Close to a range of good schools

Osborne Road, Forest Gate

Positioned in the heart of the Woodgrange Estate Conservation area, Petty Son and Prestwich are proud to offer for sale this splendid four-bedroom semi-detached Victorian Villa.



Council Tax Band: E



Positioned on the highly desirable Woodgrange Estate in Forest Gate, characterised by striking wide roads lined with substantial Victorian villa's, Osborne road is close to all local amenities, including the Elizabeth Line and National Rail services accessible from Forest Gate Station (0.5 miles) and Woodgrange Park Overground Station (0.4 miles) and within easy walking distance of Woodgrange Road (0.5 miles) with a large, everchanging array of shops and eateries. Families are also spoiled for choice, with the Wanstead Flats offering endless opportunities for exploration and bike rides and excellent schooling such as, Woodgrange Infants School and Godwin Junior School (0.4 miles) all a short walk away. 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.

With all the attractive period features you come to expect with homes on the Woodgrange estate evident from the front, this property continues to delight with period features and fine proportions internally as well. Two large reception rooms, original to the layout of the home lead from the bright hallway, with both rooms retaining their grand fireplaces with marble surrounds. The second reception has been opened up to the dining room, boasting large overhead skylights and access to the rear garden and patio area, ideal for when the warmer weather allows for barbecuing and alfresco dining in the summer months. Leading from the dining room, the shaker style kitchen provides a fantastic amount of storage including a large pantry cupboard and integrated double oven, dishwasher, induction hob, instant hot water tap and range of combination USB/power sockets – ideal for those with a range of kitchen gadgetry! The adjoining utility room accommodates the noisier appliances and leads to a handy ground floor W.C. Access to a cellar, perfect for easy access storage, is also accessible from the entrance hall.

To the first floor there are four bedrooms, all with beautiful period style jet back radiators and stunning, double glazed sash windows which run through the majority of the ground floor living space, with the smaller bedroom currently utilised

as a home office. The family bathroom provides a contemporary bathroom suite with shower over bath and plenty of integrated storage. Externally the side access has been recently covered and gated to front and rear, featuring power sockets it allows for easy removal of garden waste or storage of bikes in addition as handy space to charge items or plug in an electric mower. The rear garden is laid to patio with a raised lawn area, all enclosed by a charming, brick built boundary wall. There is potential to further extend into the loft and to the rear subject to the usual planning and conservation consents.

EPC Rating: TBC
Council Tax Band: E

Reception Room One
14'4 x 14'2

Reception Room Two
14'4 x 11'3

Dining Room
12'8 x 9'5

Kitchen
18'2 x 9'4

Bedroom One
14'9 x 11'6

Bedroom Two
14'9 x 11'5

Bedroom Three
14'4 x 9'8

Bedroom Four
7'10 x 7'0