



10 Westbury Terrace, Forest Gate, E7 8BY

Asking Price £725,000

- Double fronted Victorian terraced home
- Four double bedrooms and a fifth occasional double bedroom
- Modern family bathroom
- Two additional reception rooms
- A range of outstanding Primary and Secondary schools within 0.7 miles
- Beautifully presented throughout
- Two shower rooms
- Beautiful live-in family kitchen
- Wide, South facing garden of 25'10 in width
- 0.5 Miles from the Elizabeth Line

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Petty Son & Prestwich are delighted to offer to market this five bedroom, double fronted Victorian home, just half a mile from the Elizabeth Line. The home offers a South facing garden, two receptions and a stunning live-in family kitchen.



Council Tax Band: C



Westbury Terrace in Forest Gate, a small road totalling just seventeen houses, is a classic East London road lined with Victorian terraced homes in an area that is quickly evolving. Ideally positioned for there are three Ofsted rated outstanding primary schools within easy walking distance, including Sandringham Primary School (0.2 Miles), Elmhurst Primary School (0.6 Miles) and Monega Primary School (0.7 Miles), as well as St Angela's Ursuline School (0.4 Miles) – an Ofsted rated outstanding Secondary School. For commuters stations are plentiful! There is easy access to the Elizabeth Line via Forest Gate Station (0.5 Miles), the Hammersmith and City and District Line via Upton Park Station (1 Mile) and Overground via Woodgrange Park Station (0.7 Miles) all within one mile.

One of only eight double fronted homes on the road, this impressive mid-terrace Victorian home has been completely modernised from tip to toe and offers versatile living accommodation to the ground floor, with an impressive 408 square foot live-in family kitchen, boasting a sleek, high gloss kitchen with generous island and breakfast bar with neighbouring, spacious dining and seating space perfect for entertaining. Decorated in white with matching, fully tiled flooring underfoot, the naturally sunny South facing aspect ensures the main living space is bright throughout the day, with two sets of French doors providing ventilation and easy access to the low maintenance rear garden. Two further receptions provide ample opportunity to have a separate living room, play room or office space away from the hustle and bustle of family life. Ideal for storage needs, there is also a handy cellar accessible from the ground floor.

Moving to the first floor there are three bedrooms, two doubles and a large single/occasional double bedroom, the principal of which benefits from an en-suite shower room. The contemporary family bathroom is fully tiled with built in storage included under the sink and in the mirrored cabinet, with concealed, wall mounted controls for the bath and overhead rain and hand held shower. The second floor offers two further double bedrooms one of which is an incredibly deep 17'10 in depth, with a modern shower room in between. Externally there is a low-maintenance, South facing rear garden laid with astro turf spanning 25'10 in width.

EPC Rating: C74

Council Tax Band: C

Living Room

13'6 x 9'9

Reception / Dining Room / Kitchen
24'10 x 17'9

Reception Room 2
10'8 x 9'3

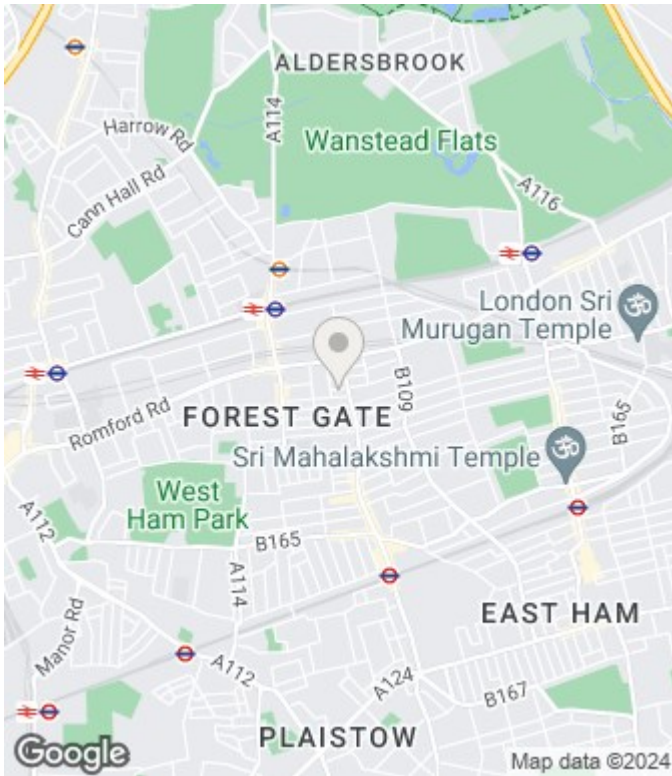
Bedroom
13'6 x 10'0

Bedroom
13'0 x 9'0

Bedroom
9'5 x 8'3

Bedroom
17'10 x 8'6

Bedroom
13'3 x 12'3



Directions

Viewings

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		74	
(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	

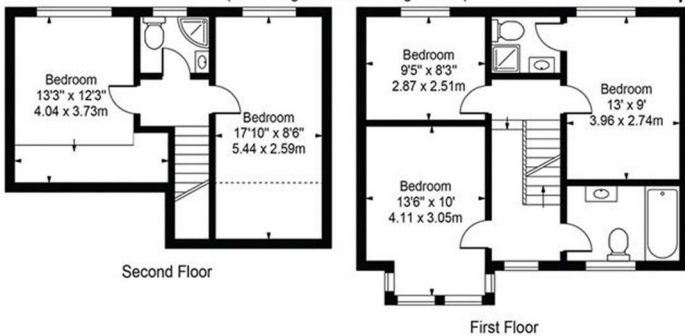
Westbury Terrace

Approx. Total Internal Area 1618 Sq Ft - 150.32 Sq M

(Including Restricted Height Area)

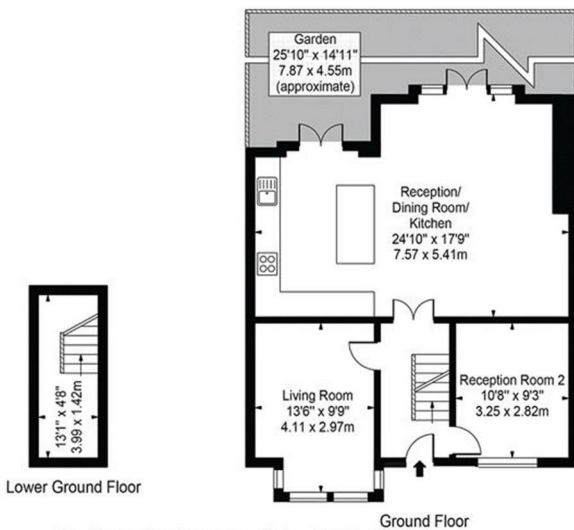
Approx. Gross Internal Area 1580 Sq Ft - 146.79 Sq M

(Excluding Restricted Height Area)



Second Floor

First Floor



Lower Ground Floor

Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.