

## Sebert Road

Approx. Gross Internal Area 1835 Sq Ft - 170.48 Sq M



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.



### Sebert Road, Forest Gate

£1,100,000 Freehold

- Four Bedrooms
- Family Bathroom
- Guest Cloakroom
- Kitchen/Dining Room
- No Onward Chain
- Study
- Shower Room / Separate w.c.
- Two Reception Rooms
- Sought After Location

# Sebert Road, Forest Gate

Set in the heart of the highly sought after Forest Gate Village, Petty Son and Prestwich are delighted to market for sale this four bedroom middle terrace Victorian house offered with no onward chain.



Council Tax Band: D



Due to the property's enviable location, the ever popular Wanstead flats are close by so you can enjoy leisurely strolls and yet you are only a heartbeat away from the thriving area of Stratford and Westfield Shopping Centre.

There are also excellent transport links into the city via Forest Gate Station. Woodgrange Infant School and Godwin Junior School are moments away and are the hubs of the village community. Local independent businesses have taken residence in the railway arches nearby with a gym, yoga studio and cafe bar all a stone's throw away.

On stepping inside the space on offer can be fully appreciated thanks to the generous accommodation arranged over three floors. The spacious sitting room features a ceiling rose and coving, giving a nod to the property's past, whilst the large bay windows allows natural light to flood in. A separate dining room provides space for formal family gatherings with plenty of space for a table and chairs. To the rear of the house you will find the large kitchen/breakfast room, fitted with a range of white cabinets complemented by contrasting work surfaces and integrated appliances. A family bathroom and separate cloakroom completes the accommodation on this floor.

Moving to the first floor you will find three double bedrooms, perfect for family living as well as a fully tiled shower room and separate w.c. A further two rooms are provided by way of the loft extension which include a bedroom plus a study, ideal for those who require some home office space.

The rear garden is approximately 100' in length and the property is offered with no onward chain.

EPC Rating: D55  
Council Tax Band: D

**Reception Room**  
14'0" x 12'7"

**Dining Room**  
11'10" x 10'9"

**Kitchen**  
14'4" x 10'9"

**Bedroom**  
18'8" x 12'0"

**Bedroom**  
11'10" x 10'9"

**Bedroom**  
14'9" x 10'7"

**Bedroom**  
14'7" x 8'5"

**Study**  
9'4" x 8'3"

**Cellar**  
19'5" x 7'6"