

## 202 Osborne Road, Forest Gate, E7 0PR

Asking Price £1,195,000

- Late Victorian, double fronted period home
- Five bedrooms
- Three formal receptions
- Separate utility room
- South facing garden
- Gated off road parking
- Three en-suite shower rooms
- Contemporary kitchen/diner
- Ground floor bathroom
- Two large outbuildings



# 202 Osborne Road, Forest Gate E7 0PR

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 substantial, double fronted Victorian Villa with Southerly garden and gated off road parking.



Council Tax Band: E



Positioned on the highly desirable Woodgrange Estate, a beautiful conservation area in central 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 (0.5 miles), Woodgrange Infants School and Godwin Junior School (0.4 & 0.5 miles respectfully). 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. 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 large 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.

Providing a deep frontage with central paved pathway that edges the facade, this property provides plenty of period charm before entering. A classic double fronted home from the late Victorian era, once inside the home a spacious entrance hall runs through the centre of the home providing access to three large reception rooms and the homes contemporary kitchen/diner that lies to the back of the home, enjoying the homes favourable southerly rear aspect. A separate utility is accessed at the rear of the homes entrance hall which in turn leads to a large family bathroom with overhead skylight. A handy cellar is also accessible from the entrance hall.

To the first and second floors there are a total of five bedrooms, three of which are serviced by an en-suite shower room with the remaining two bedrooms sharing a further contemporary shower room – plenty of space to comfortably accommodate guests or spread out as a family without fights over the bathroom in the morning.

To the rear, a wrap around patio frames a central lawn and provides plenty of seating, leading to a large outbuilding housing a fabulous home office/living area with attached kitchen, whilst a neighbouring building provides an ideal gym space. A

wide, handy side access allows easy removal of garden waste or storage of bikes.

EPC Rating: TBC  
Council Tax Band: E

Reception Room  
12'6 x 11'5

Reception Room  
11'5 x 10'1

Reception Room  
18'4 x 11'7

Dining Room / Kitchen  
16'8 x 10'5

Bedroom  
36'1"32'9" x 36'1"29'6"

Bedroom  
11'10 x 11'6

Bedroom  
10'11 x 7'4

Bedroom  
10'11 x 6'1

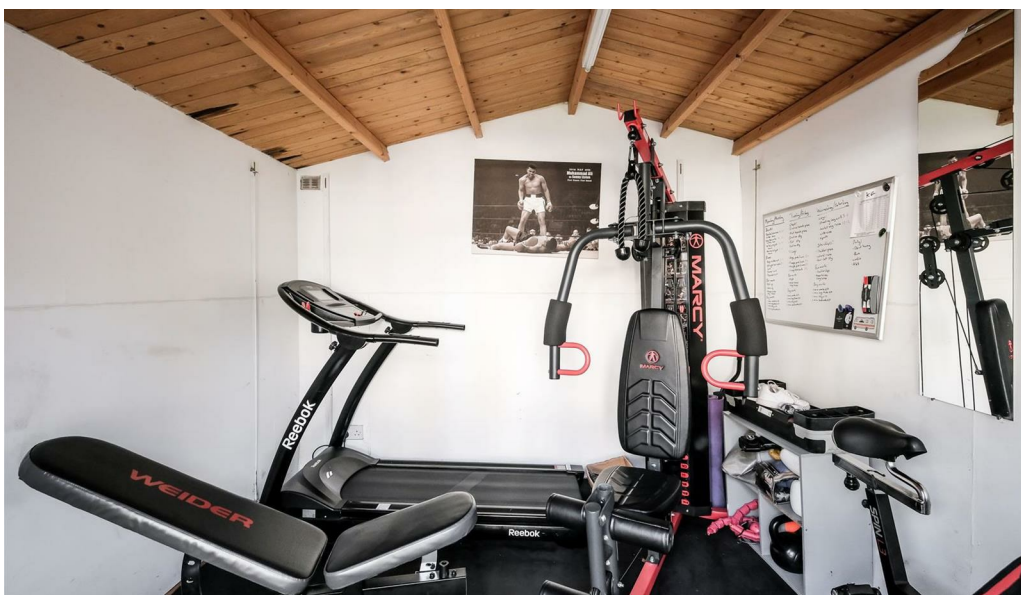
Bedroom  
21'6 x 11'7

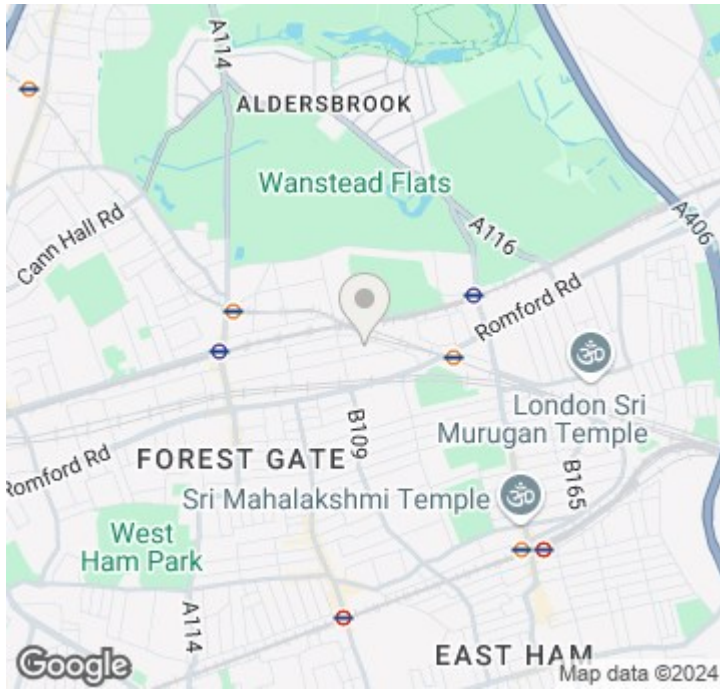
Summer House  
18'10 x 10'9

Shed / Gym  
9'4 x 8'11









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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## Osborne Road

Approx. Total Internal Area 2365 Sq Ft - 219.71 Sq M  
(Including Restricted Height Area & Outbuilding)

Approx. Gross Internal Area 1955 Sq Ft - 181.63 Sq M  
(Excluding Restricted Height Area & Outbuilding)

Approx. Gross Internal Area Of Outbuilding 286 Sq Ft - 26.55 Sq M



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.