



## Vansittart Road, Forest Gate

Offers In Excess Of £900,000 Freehold

- Stunning Victorian home
- Five bedrooms
- Fabulous bathroom & additional shower room
- Striking kitchen/diner with separate utility room
- Chain free
- Outstanding condition throughout
- Southerly garden
- Ground floor W.C
- 0.5 Miles to the Elizabeth Line

Positioned a stone's throw from the popular 'arches' on Winchelsea Road, Petty Son & Prestwich are delighted to offer this exceptionally stylish five bedroom Victorian home, offering a perfectly balanced mix of modern day conveniences and characterful charm in a quickly evolving area of East London.

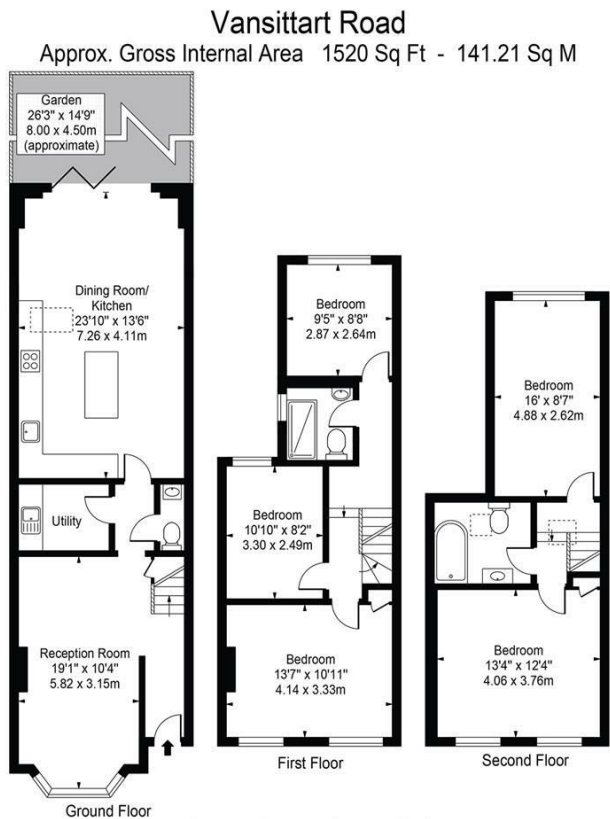
Positioned on a quiet road, lined with classic, Victorian terraces, this stylish home is enviably located in a pocket of the quickly evolving East London area of Forest Gate. The home commences with an exterior of exposed London stock brick accented with pops of teal, inset with double glazed sash windows and exquisite stained glass door.

Upon entering, it is clear the character of the exterior is echoed within, whilst clever design ensures character doesn't take president over practicality. A hidden shoe cabinet is recessed into the wall immediately on the left as you enter, ensuring shoes can be hidden from view but easily accessed. Small details make a big impact, with period lighting, exposed flooring and brickwork, wall mouldings, high skirtings and period radiators featuring throughout, helping to create a feeling of grandeur and cohesion in every room. The formal sitting room to the front leads past a ground floor W.C and handy separate utility room with sink into a spacious kitchen/dining room to the rear. The room is dominated by the exposed brick feature wall that surrounds the Crittall style bi-folding doors, framing the views over the garden throughout the year and linking the two spaces in the summer months when opened. The kitchen, naturally lit with overhead skylights, provides a perfect ratio of cooking area and storage space, with a fluted glass pantry providing plenty of storage in conjunction with the island and surrounding cupboards.

The first floor provides three bedrooms, the principal of which mirrors much of the charm found in the formal reception, with a stylish shower room servicing the rooms. The second floor offers a further two double bedrooms with striking distressed flooring and a fabulous bathroom furnished with striking green herringbone tiles, roll top bath and accompanying period suite. The rear garden has been landscaped with patio leading to lawn and rear flower and, enjoying a Southerly facing, enjoys sun throughout the day until late evening.

EPC Rating: C69  
Council Tax Band: C

- Formal Reception  
19'1 x 10'4
- Kitchen/Dining Room  
23'10 x 13'6
- Bedroom One  
13'4 x 12'4
- Bedroom Two  
16'0 x 8'7
- Bedroom Three  
13'7 x 10'11



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.