



Windsor Road, Forest Gate

Offers In Excess Of £1,250,000 Freehold

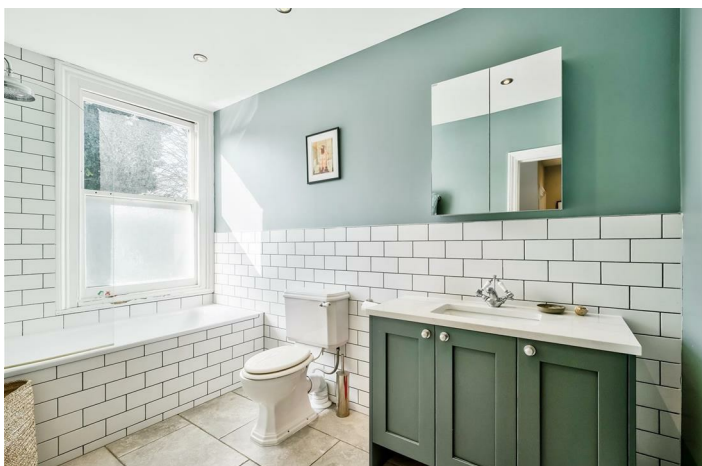
- Double fronted Victorian house
- Desirable Woodgrange Estate
- Bathroom and two additional shower rooms
- Stunning condition throughout
- Four double bedrooms
- Substantial basement
- Plantation shutters and Schoolhouse radiators
- 0.5 miles to Forest Gate Station

Windsor Road, Forest Gate

SOLD BY PETTY SON & PRESTWICH Positioned on the highly desirable Woodgrange Estate in Forest Gate, characterised by striking wide roads lined with substantial Victorian villas, Windsor 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).



Council Tax Band: E



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With all the attractive period features you come to expect with homes on the Woodgrange estate, this substantial four-bedroom house is the quintessential of Victorian splendour with imposing London brickwork, striking Victorian bay windows, an ornate front porch, quaint sash windows and an ever-impressive double frontage.

Following the stunning mosaic tiled pathway that leads you to the front door, when stepping inside, having rooms on either side gives you a sense of space and grandeur. Beautifully designed, the first reception features a large bay window framed by plantation shutters and a beautiful fireplace. These features combined with the high ceilings, ornate cornicing, ceiling rose, and opulent green walls create a room oozing with charm and character. The adjacent reception room, which mirrors the stylish plantation shutters and fireplace, has been opened to create a more contemporary open plan living leading to the kitchen.

The rear of the house has been extended to create a 'wow' factor entertaining space and essential 'heartbeat' of the home. The shaker style kitchen provides a great amount of storage space and includes a large separate pantry cupboard and stylish kitchen island with a breakfast bar. The kitchen area has then been extended and blended with the original build and connected by a glass roof with Victorian style bifolding doors onto the garden.

Venturing upstairs, you will discover three immaculate double bedrooms with the principal bedroom benefitting from an ensuite shower room and fitted wardrobes and a luxurious family bathroom. The accommodation continues to the second floor via the stunning tiered landing which is lovely and bright

thanks to the large original stained-glass window and leads to the fourth doubled bedroom, a shower room, a furnishable landing and an abundance of storage space.

A truly impressive feature to this home is the large, tanked basement that spans the whole width and length of the original house and creates a utility area, additional lounge/snug and fantastic storage space. The garden to the rear is an outdoor oasis and has been thoughtfully designed to create a patio area, perfect for hosting BBQs, a lawn and beautiful beds brimming with attractive plants, shrubs and trees that offer additional privacy and shade.

In terms of location, 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.

EPC Rating: E44
Council Tax Band: E

Reception Room
18'4" x 11'6"

Dining Room/ Kitchen
33'5" x 27'11"

Bedroom
16'4" x 14'9"

Bedroom
11'8" x 11'3"

Bedroom
11'1" x 11'1"

Bedroom
14'11" x 10'4"

Windsor Road

Approx. Total Internal Area 2744 Sq Ft - 254.93 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 2267 Sq Ft - 210.61 Sq M
(Excluding Restricted Height Area)



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.