





Westbury Road,
Forest Gate

Offers In Excess Of
£850,000

Tenure : Freehold

Floor Area : 1274.00 sq ft

Local Authority : Newham

Council Tax Band : C

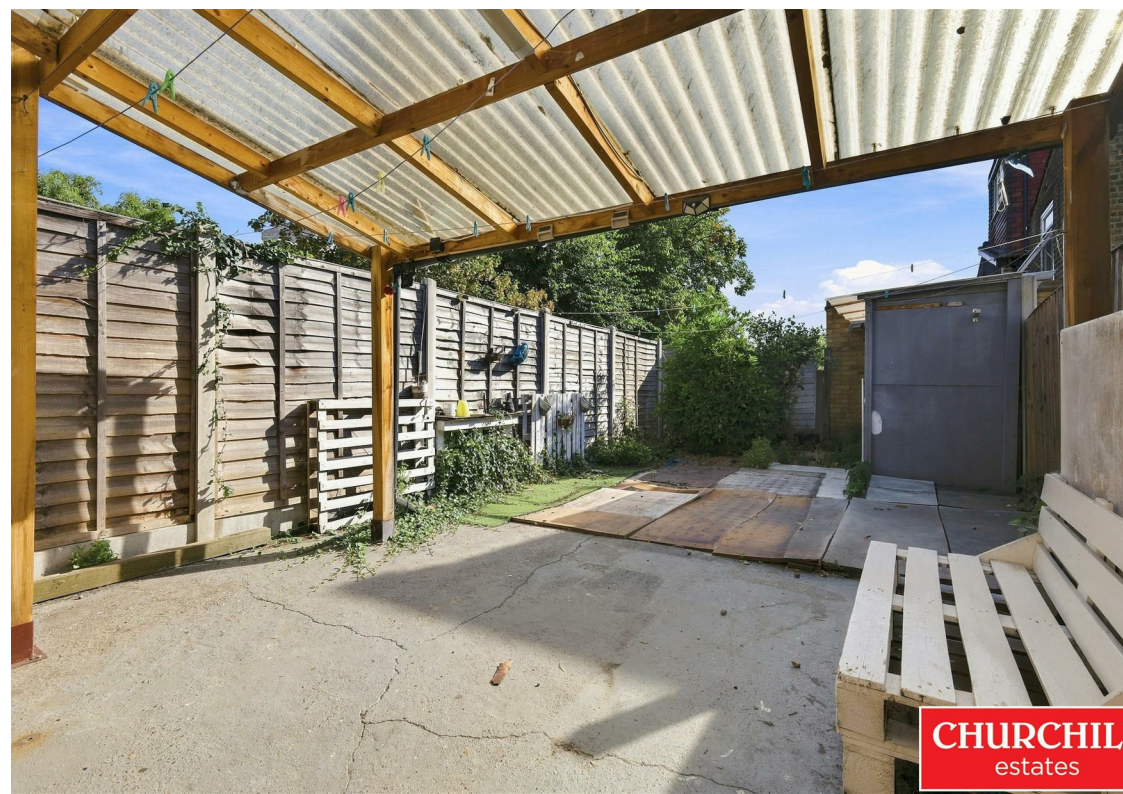
Bedrooms : 3

Receptions : 4

Bathrooms : 2



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



Churchill Estates are delighted to offer for sale this unique three bedroom terraced house together with a one bedroom self-contained basement flat, being sold as one property.

Ideally situated moments from Forest Gate High Street this generously proportioned property offers excellent flexibility and substantial accommodation arranged over three floors.

The three bedroom house is arranged over the ground and first floors, with the one bedroom self-contained basement flat situated on the basement level.

The main house comprises a living room, dining room, kitchen and two bathrooms on the ground floor, with three bedrooms on the first floor, together with exclusive use of the rear garden. The one bedroom self-contained basement flat is situated on the basement level and comprises a living room, double bedroom, kitchen, bathroom and garden.

The property is being sold as one dwelling offering an excellent opportunity for families requiring additional accommodation, separate space for guests & family members or those looking for a substantial home with versatile living arrangements or potential for rental income from the flat.

The ground floor of the main house offers a welcoming entrance hall leading through to a comfortable living room and separate dining room, providing excellent spaces for both everyday family life and entertaining. To the rear is a fitted kitchen overlooking the garden, while the ground floor also benefits from two bathrooms. The first floor provides three well proportioned bedrooms, with the largest bedroom spanning the width of the property. The remaining two bedrooms are also well sized and provide flexibility for children, guests or working from home. To the rear the property enjoys a good-sized, low-maintenance garden providing a private outdoor space.

As mentioned, one of the property's key features is the substantial basement accommodation. The self-contained basement flat provides a double bedroom, living room, kitchen and bathroom, together with access to its own garden space. This additional space offers a wealth of possibilities and could be utilised in a number of ways depending on the buyer's requirements.

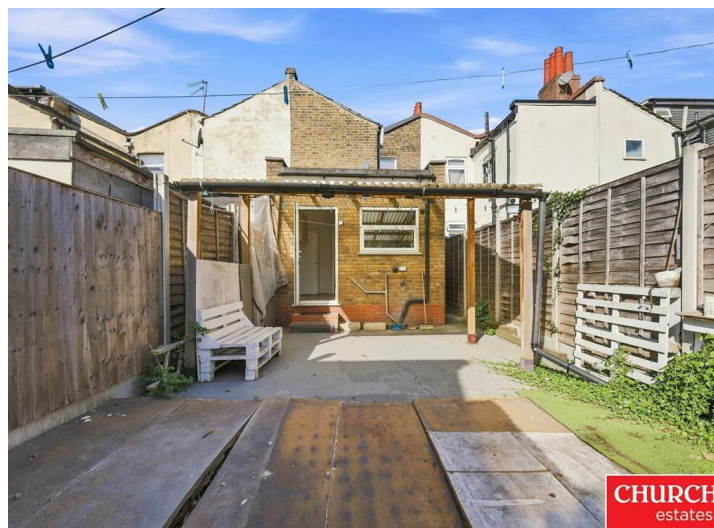
Westbury Road is well positioned for the many amenities found throughout Forest Gate and the surrounding areas, with a wide selection of shops, cafes, restaurants and everyday conveniences nearby. Forest Gate Station is approximately 0.5 miles away, providing access to the Elizabeth line and excellent connections into Central London. Wanstead Park Station is approximately 0.6 miles away and Woodgrange Park Station approximately 0.7 miles away.

Families are well served by a selection of local schools, including Sandringham Primary School approximately 0.3 miles away and St Angela's Ursuline School approximately 0.5 miles away.

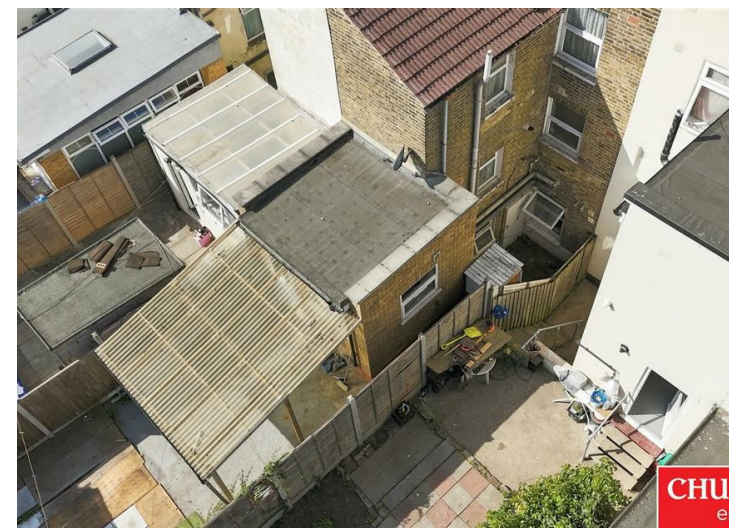
For more information or to arrange an appointment to view, please contact Churchill Estates at your earliest convenience to avoid disappointment.



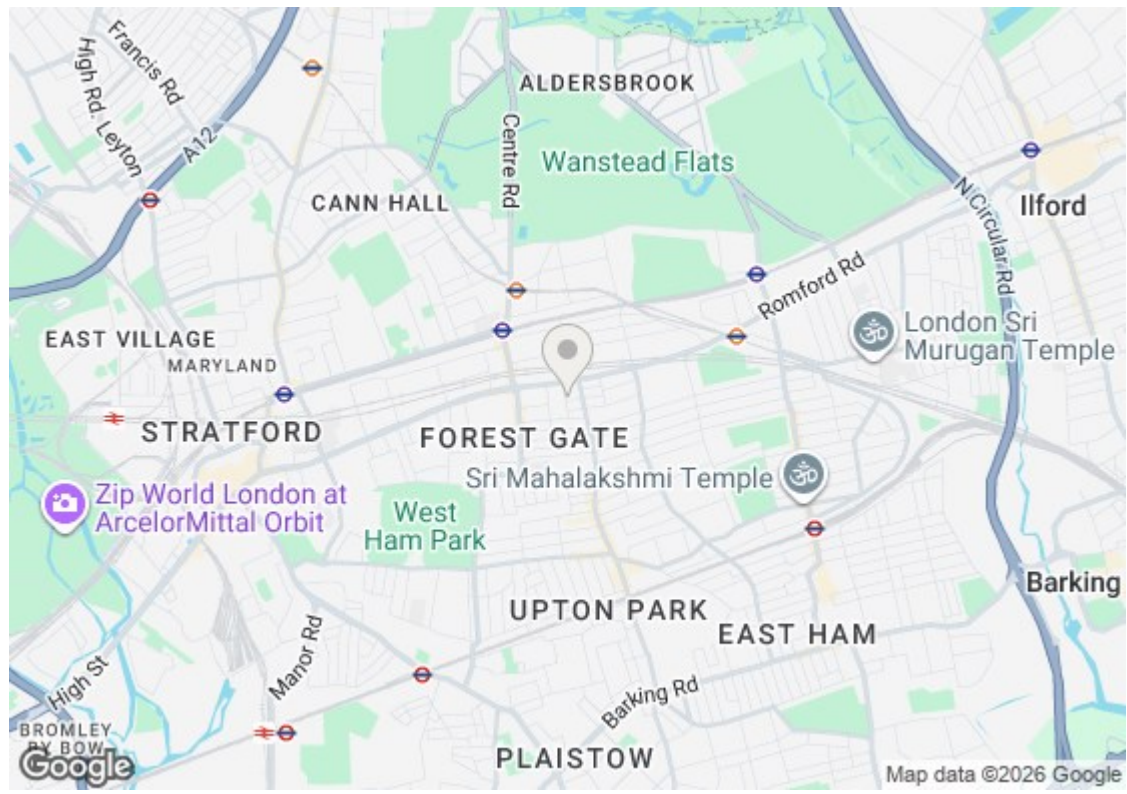
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- Three bedroom terraced house together with a one bedroom self-contained basement flat
- Substantial basement currently arranged as a self-contained one-bedroom flat
- Basement includes an additional double bedroom, kitchen & bathroom
- Fitted kitchen overlooking the garden, with two bathrooms also located on the ground floor
- Forest Gate Elizabeth Line Station Approximately 0.5 Miles Away
- Generous accommodation arranged over three floors
- Being sold with no onward & as a single dwelling
- Ground floor features a welcoming entrance hall, spacious living room & dining room
- Good sized low-maintenance rear garden providing a private outdoor space
- Close to Wanstead Flats, Wanstead Park, West Ham Park & Queen Elizabeth Olympic Park

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To view call **020 8989 0011**