

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**140 Hampton Road, London**

**E7 0NT**

**Offers in excess of £1,350,000**

Beautiful four bedroom house with rare garden development opportunity in Woodgrange Estate Conservation Area.

Nestled in the heart of Forest Gate's highly sought-after Woodgrange Estate stands this immaculately presented double-fronted Victorian villa with a side annex offering the perfect blend of period charm and contemporary living whilst being. Beautiful original features have been thoughtfully preserved and paired with stylish modern décor, creating a wonderful family home full of character and elegance.

To the front of the property is off-street parking for two vehicles, alongside a central Victorian tiled pathway leading to the original front door. The welcoming entrance hallway provides access to all ground floor rooms, with stairs ascending to the first floor. The front reception room is a stunning living space, showcasing original cornicing and original hardwood flooring with large wooden sash bay windows that flood the room with natural light. Tastefully decorated throughout, the room offers ample living space and flows seamlessly into a versatile adjoining snug area, ideal as a home office, study or playroom. The snug itself is bright and airy, benefitting from a large window and skylight, further enhancing the sense of light and space. The kitchen/diner is equally impressive, offering generous proportions and a striking décor scheme.

Entering the kitchen/diner the elegant corning continues throughout, while a sash window to the front and an original open fireplace add further charm and character. The kitchen area features charcoal-black base units with walnut stave work surfaces, marble tiled backsplash and integrated Neff appliances, including an induction hob, extractor hood, oven and fridge freezer. Original cupboards have been cleverly utilised to create additional pantry and breakfast storage. A rear door provides direct access to the garden, while quirky serving hatches add a unique touch. Accessed from the dining area, the side annex has been meticulously designed to meet the needs of modern family living. It houses a practical utility room with eye and base-level units, wooden worktops, a sink unit, space for freestanding appliances and excellent storage. A door to the front provides external access. To the rear of the annex is a beautifully finished shower room featuring striking wall and floor finishes, a low-level W/C, floating vanity sink unit and a walk-in shower cubicle.

Stepping outside, the beautifully maintained south-facing garden extends approximately 100ft and begins with a paved patio area, perfect for outdoor dining and entertaining. Beyond this lies a generous lawn area, complemented by a pond and an attractive array of shrubs and flowers. To the rear, a gate provides access onto Osborne Road. A particularly unique feature of this property is the approved planning permission with approximately one year remaining before expiry to construct a two-storey house within the garden offering a rare development opportunity within the conservation area. Drawings and plans can be made available to prospective purchasers wishing to explore this exciting opportunity further.

Ascending to the first-floor landing, a large picture window overlooks the rear garden and fills the space with natural light. The first floor offers three spacious double bedrooms, all beautifully presented with tasteful décor, original timber floorboards with ample space for furniture and wardrobes. A fourth single bedroom provides an ideal nursery, home office, or study space adding further versatility for families or professionals working from home. The family bathroom has also been finished to a high specification, with microcrete wall finish, ceramic tiled floor, bath with overhead shower, WC and basin with pillar tap on a timber vanity unit. Additionally, planning permission has been approved to convert the loft into an additional bedroom with a study area, offering excellent potential for further expansion.

Hampton Road, whilst conveniently close to the high street, is a quiet residential street located within a ten-minute walk of Forest Gate station on the Elizabeth Line, offering fast connections to Stratford, Liverpool Street, and the West End. Wanstead Park Overground is also nearby, further expanding travel options across East London, alongside the added benefit of super cycle highways into the City and through the Olympic Park. The area is renowned for its thriving

community atmosphere and excellent selection of independent cafés, restaurants, and local amenities. Popular nearby establishments include Giovanna's Deli & Wine, Cups and Jars, Wild Goose Bakery, Forest Gate Tavern, and the award-winning Holly Tree pub, previously featured in Time Out's Top 50 London pubs. Westfield Stratford City is also within easy reach, providing an extensive range of shopping, dining, and leisure facilities. Families are particularly well catered for, with a number of highly regarded schooling options nearby. Sandringham Primary School & Nursery, rated Ofsted 'Outstanding', along with Woodgrange Infant School and Godwin Junior School, both rated 'Good' by Ofsted, are all located within a ten-minute walk. The highly regarded Kay Rowe Nursery, also rated Ofsted 'Outstanding', is conveniently situated on Osborne Road. In addition, the area benefits from excellent secondary school options locally, as well as access to well-regarded private schools, including Forest School in nearby Snaresbrook, which is particularly popular with families in the area for both primary and secondary education.

### Property Disclaimer

#### THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

