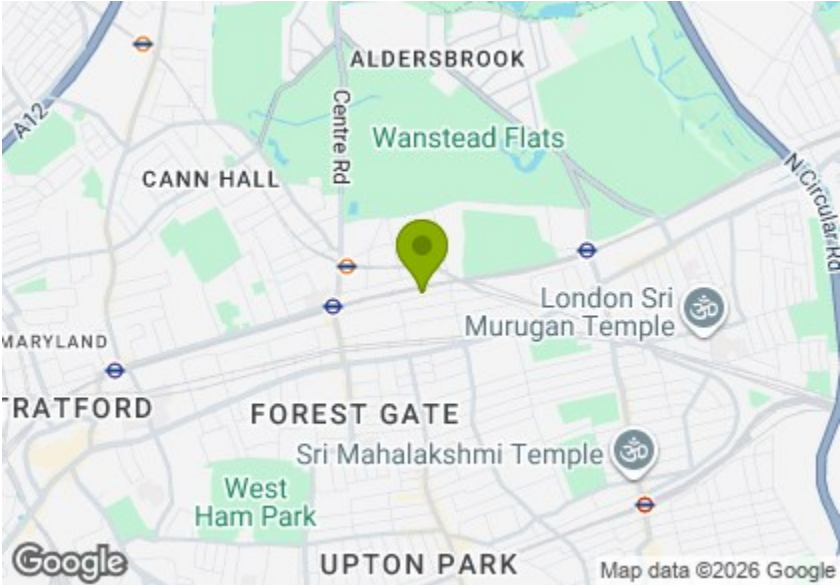
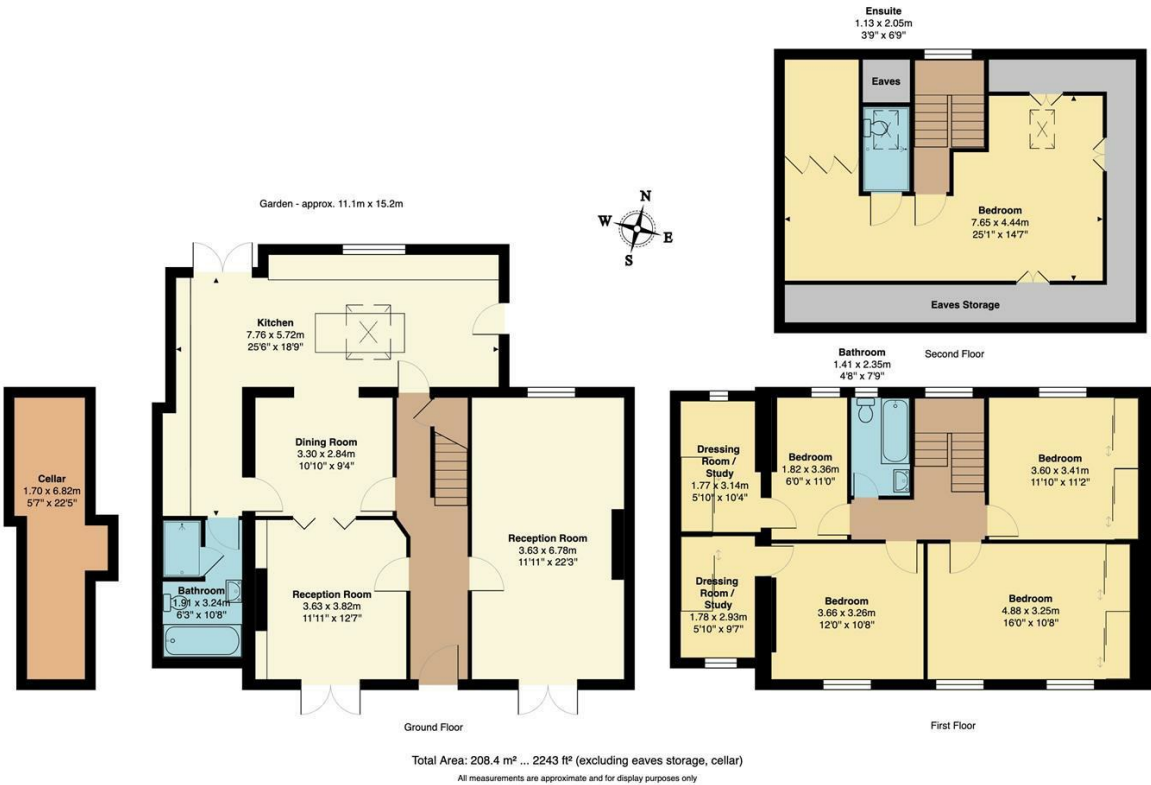


HAMPTON ROAD, FOREST GATE

Offers In Excess Of £1,350,000 Freehold

5 Bed Villa



Features:

- Victorian Villa
- Five Bedrooms
- Located Within The Desirable Woodgrange Estate Conservation Area
- Extended Kitchen Diner
- Original Features
- Two Dressing Rooms / Study Spaces
- Three Bathrooms
- Cellar
- Short Walk To Forest Gate Station
- Local Amenities On Your Doorstep

Bright and bursting with character, this five-bedroom Victorian villa has been lovingly restored, striking an effortless balance between modern convenience and traditional charm, with thoughtful improvements that celebrate its rich Victorian heritage.

Alongside the bedrooms, there are three bathrooms, two dressing rooms/studies, a cellar, two reception rooms, a bright extended kitchen/diner, and a beautifully landscaped rear garden.

Located on a peaceful tree-lined street in the heart of the Woodgrange Estate Conservation Area, it's just minutes from the excellent amenities of Forest Gate and the historic greenery of Wanstead Flats, while central London is easily reached via the Elizabeth line, just a few minutes' walk from the front door.

REQUEST A VIEWING
0203 397 2222

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IF YOU LIVED HERE

It'll take a long time before the novelty of arriving at your grand villa home wears off. As part of the home's careful restoration, planning permission was obtained to reinstate the original front entrance canopy, with its decorative cast-iron detailing faithfully reproduced to match the original Victorian design. The result is a striking architectural feature that reflects the care taken to preserve the property's period character within the Woodgrange Estate Conservation Area.

Beyond the vintage-style front door are two beautifully balanced reception rooms. Each is filled with natural light and decorated in a tasteful colour palette, with striking period features including ornate coving, feature fireplaces and timber floors.

At the rear, the bright kitchen/diner enjoys an abundance of natural light, along with standout features such as the range cooker and central island. Throw open the doors to the beautifully landscaped garden, where mature planting creates a wonderful sense of seclusion.

The ground floor also includes a stylish bathroom and a useful cellar, ideal for keeping clutter out of sight.

The first floor offers four bedrooms, all showcasing more of those classic period features, including two with adjoining dressing rooms/studies, alongside a beautifully designed family bathroom. The master bedroom occupies the loft, complete with an en

suite.

When you can finally tear yourself away from home, you'll find fantastic amenities close by. Start with a stroll across Wanstead Flats, perfect for dog walks, morning runs or relaxed picnics.

Feeling hungry? Head to Winchelsea Road, a thriving hub of independent food and drink spots set beneath the old railway arches, around a 15-minute walk away. Favourites include Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery.

In the other direction, you'll come across the Golden Fleece, a traditional pub with a beer garden, well-stocked menu and a great selection of locally brewed beer. There are also some great eateries closer to home, including an excellent Italian deli at the top of your road.

WHAT ELSE?

- Forest Gate station is around eight minutes on foot, where you can use the Elizabeth line to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins.
- Parents will be pleased to know you have a wide choice of highly regarded primary and secondary school nearby.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short four minute hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).



A WORD FROM THE OWNER...

"We have absolutely loved raising our family at Hampton Road. From the moment we moved in, it felt like home. We were immediately drawn to its warmth, space and beautiful natural light, and over the years it has been the backdrop to so many of our happiest memories.

The house has adapted effortlessly as our family has grown. The spacious, light-filled rooms have been perfect for everyday family life and for entertaining. We've hosted countless birthday parties, Christmas celebrations, summer barbecues and family gatherings, while the garden has given our children years of fun and wonderful memories with friends.

We'll particularly miss living in the Woodgrange Estate Conservation Area. The beautiful tree-lined streets, friendly community and abundance of green space make it a very special place to call home. Wanstead Flats and Wanstead Park have been central to family life, and we've loved having independent cafés, restaurants and local shops within walking distance. The Elizabeth line has also made travelling into central London incredibly quick and convenient.

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Reception Room
11'0" x 22'2"

Reception Room
11'0" x 12'6"

Dining Room
10'9" x 9'3"

Kitchen
25'5" x 18'9"

Bathroom
6'3" x 10'7"

Bedroom
11'9" x 11'2"

Bedroom
16'0" x 10'7"



Bedroom
12'0" x 10'8"

Dressing Room/Study
5'10" x 9'7"

Bedroom
5'11" x 11'0"

Dressing Room/Study
5'9" x 10'3"

Bathroom
3'3", 13'4" x 7'8"

Bedroom
25'1" x 14'6"

Eaves Storage



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