



CHURCHILL
estates

Westbury Road, Forest Gate

£800,000

Bedrooms: 3 | **Receptions:** 4 | **Bathrooms:** 2

Tenure: Freehold

Floor Area: 1275.00 sq ft

Local Authority: Newham

Council Tax Band: C



- Three Bedroom Terraced House With A Self-Contained One Bedroom Basement Flat
- Spacious And Versatile Accommodation Arranged Across Three Floors
- Substantial Basement Currently Configured As A Separate One Bedroom Apartment
- Offered For Sale As A Single Dwelling With No Onward Chain
- Basement Accommodation Comprising A Double Bedroom, Fitted Kitchen And Bathroom
- Ground Floor Featuring A Welcoming Entrance Hall, Generous Living Room And Separate Dining Room
- Fitted Kitchen Overlooking The Rear Garden Along With Two Ground Floor Bathrooms
- Generously Sized And Low-Maintenance Private Rear Garden
- Forest Gate Elizabeth Line Station Approximately 0.5 Miles Away
- Conveniently Located Close To Wanstead Flats, Wanstead Park, West Ham Park And Queen Elizabeth Olympic Park



Churchill Estates are pleased to introduce this substantial and highly versatile property on Westbury Road, Forest Gate, comprising a three-bedroom terraced house alongside a self-contained one-bedroom basement apartment.

Offered for sale as a single property, this is an excellent opportunity for purchasers seeking generous living accommodation with the added benefit of a separate, independent living space.

Arranged across three floors, the property provides a flexible layout that could appeal to larger families, multi-generational households or buyers looking for additional accommodation for relatives and guests. The basement apartment also offers potential for generating rental income, subject to any necessary consents and requirements.

The main residence occupies the ground and first floors, while the lower ground level incorporates a self-contained one-bedroom apartment, complete with its own living facilities and access to an outdoor area.

Upon entering the main house, a spacious entrance hallway provides access to the ground floor accommodation. The living room offers a comfortable setting for relaxing, while a separate dining room provides an ideal space for family meals and entertaining. Positioned towards the rear of the property, the fitted kitchen features a range of storage units and enjoys views across the garden. Two bathrooms are also conveniently located on this level, adding practicality to the overall arrangement.

Stairs rise to the first floor, where three generously sized bedrooms provide excellent accommodation. The principal bedroom is particularly impressive, extending across the full width of the house and offering ample space for bedroom furniture. The two remaining bedrooms are equally versatile, making them suitable for children, visiting family members or a dedicated home office.

Outside, the main house benefits from a generously proportioned rear garden, designed with ease of maintenance in mind. Providing an enjoyable private outdoor retreat, the garden offers plenty of room for seating, entertaining or simply relaxing during the warmer months.

A particularly appealing aspect of this property is the extensive basement level, which has been arranged as a separate one-bedroom apartment. This accommodation incorporates its own reception room, double bedroom, fitted kitchen and bathroom, together with access to a garden area. The independent layout provides considerable flexibility, whether used to accommodate extended family, provide privacy for guests or explore other possibilities in line with individual requirements.

The property's overall configuration and substantial proportions make it an attractive proposition for purchasers who value adaptable living space, particularly those seeking accommodation that can evolve alongside their family's changing needs.

Westbury Road enjoys a convenient setting within Forest Gate, with the bustling High Street and its variety of independent shops, supermarkets, coffee shops and restaurants all within easy reach. The surrounding neighbourhood also provides access to an excellent selection of green spaces, including Wanstead Flats, Wanstead Park, West Ham Park and Queen Elizabeth Olympic Park.

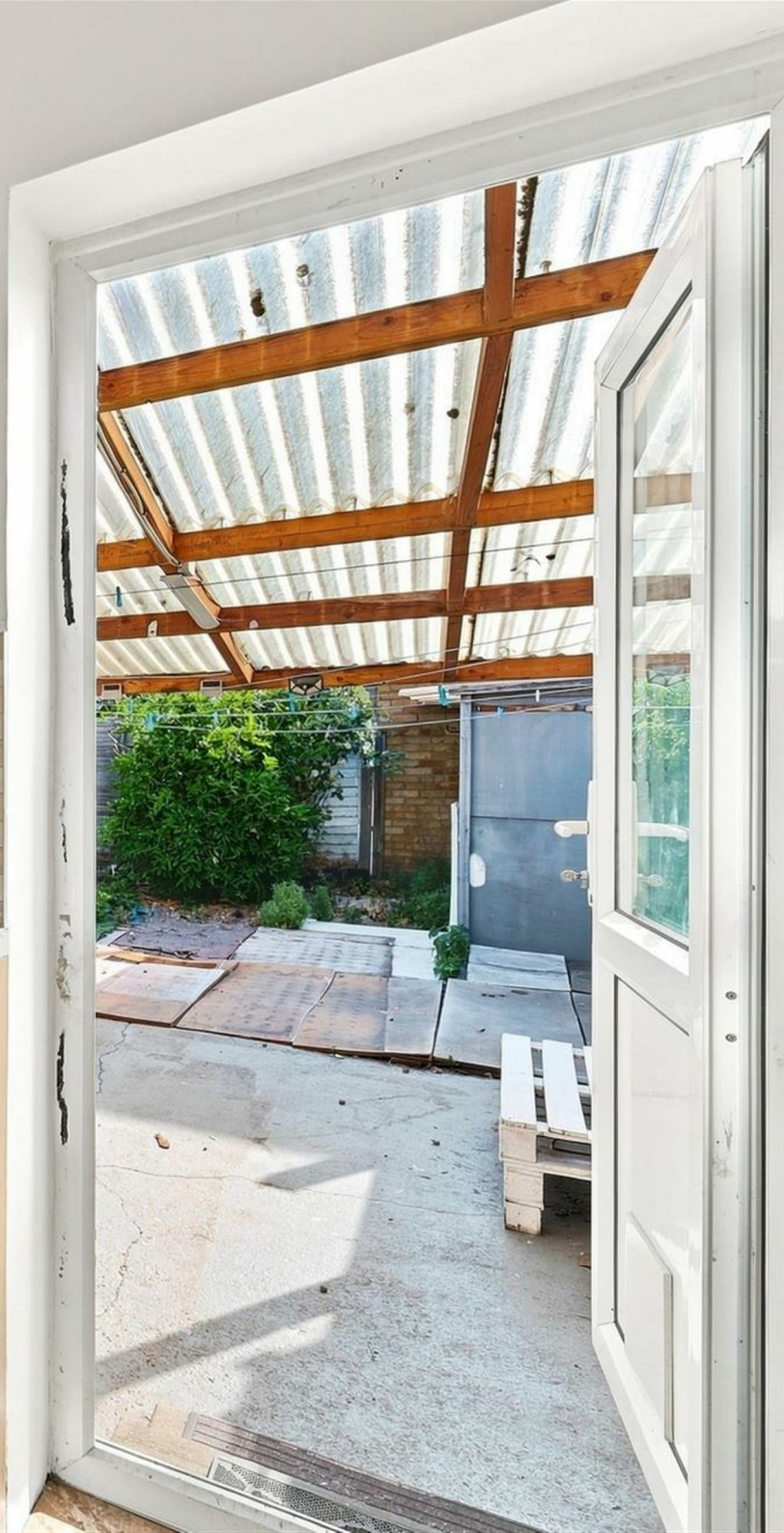
For commuters, Forest Gate Station is situated approximately 0.5 miles away, offering Elizabeth Line services and convenient connections across London, including Liverpool Street, Canary Wharf and the West End. Additional transport options are available from Wanstead Park Station, approximately 0.6 miles away, and Woodgrange Park Station, approximately 0.7 miles away.

The area is also well suited to families, with several established schools nearby. Sandringham Primary School is approximately 0.3 miles from the property, while St Angela's Ursuline School is approximately 0.5 miles away, further contributing to the appeal of this well-connected residential location.

Early viewing is highly recommended to fully appreciate the accommodation, flexibility and potential on offer. Please contact Churchill Estates to arrange your appointment.

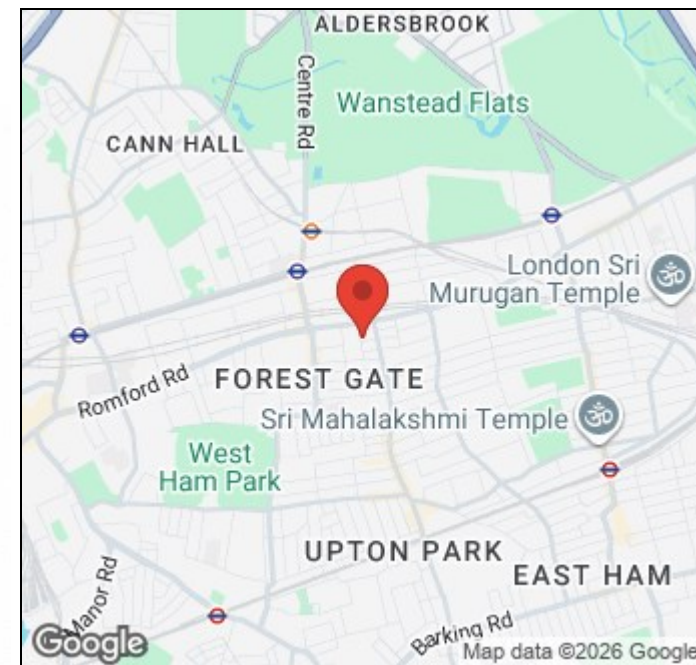
Disclaimer: Some images have been AI-generated or digitally enhanced to illustrate the property's potential and may not reflect its current appearance.











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	

Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

CHURCHILL
estates