



Directions

Viewings

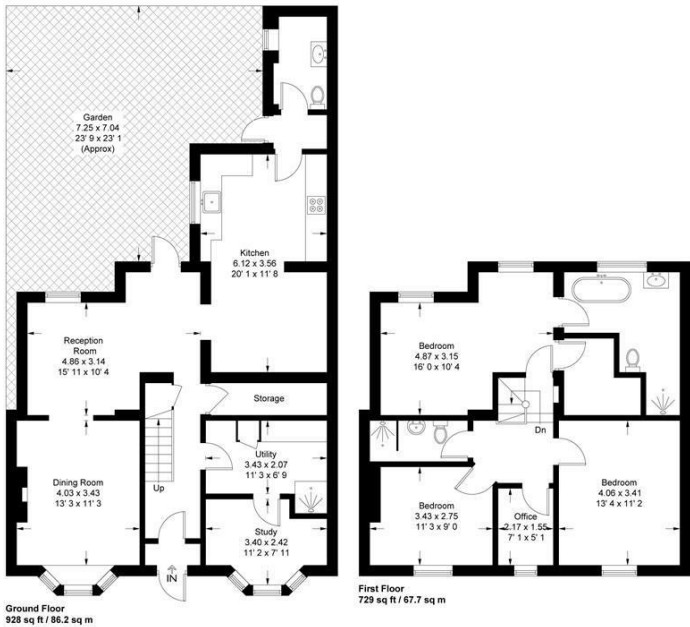
Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

EPC Rating

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

Godwin Road

Approximate Gross Internal Area = 1657 sq ft / 153.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



44 Godwin Road, Forest Gate, E7 0LG

Offers In Excess Of £990,000

- Double fronted Victorian Villa
- Four bedrooms
- Mix of traditional features alongside modern utilities
- 20 Foot kitchen/diner
- South facing garden
- Located in Forest Gate Village
- Impressive principal suite with dressing room
- Ground floor utility room, W.C and office
- Formal dining room open to sitting room
- Possibility to add a small rear extension (STPC)

# 44 Godwin Road, Forest Gate E7 0LG

Oner of a handful of double fronted homes in Forest Gate Village, Petty Son & Prestwich are delighted to offer this four bedroom family home with stunning master suite and Southerly garden.



Council Tax Band: D



Positioned in the highly sought after, leafy village area of Forest Gate, this rarely available double fronted home is moments away from the picturesque Wanstead Flats (0.1 Miles), providing leisurely strolls of an evening and weekend, yet only a heartbeat away from the thriving area of Stratford and Westfield shopping centre. There are excellent transport links via Wanstead Park Overground (0.3 Miles) and Forest Gate Station (0.4 Miles), which allows you to be in Liverpool Street in 13 minutes via the Elizabeth Line and you are also within a short walk of both Godwin Junior School (277 feet) and Woodgrange Infant School (0.2 Miles) which are both rated good by Ofsted.

On approach the exposed brick frontage, delicate ironwork fence and archway give an impressive first impression, leading you through a doorway into the central entrance hall of 'Homer Villa'. The home has been remodelled by the current owner to function alongside the modern demands of family life, with a well-proportioned ground floor utility/shower room and office to the right of the hallway alongside a generous storage area. A formal dining room with character features and traditional elegance has been retained to the front of the home but has been opened to the rear of the home, providing a beautifully bright lounge leading through to an equally bright kitchen/diner – both of which look onto the South facing rear garden. measuring a remarkable 20' 1 in depth, the kitchen/dining room retains the original Victorian stove in the dining area, a lovely feature to sit alongside the now modern run of units in the kitchen, including boiling hot water tap, recently fitted combination boiler, dishwasher and butler style sink. A handy downstairs W.C is accessible to the rear of the home.

To the first floor there are four bedrooms, three of which are doubles with a small single room providing the possibility of a nursery or additional home office and a family shower room. The principal bedroom suite stretches fully across the rear of the home, featuring a generous en-suite bathroom with freestanding bath, fitted wet room style shower which sits flush with the floor and dressing room.

Externally the garden is incredibly private thanks to

an almost exclusive 'garden onto garden' set up with the neighbouring houses, ensuring the South facing garden can be enjoyed in peace throughout the year. A gravelled and paved area provide plenty of entertaining space, edged by a low maintenance astro-turfed lawn, brick pizza oven and flower bed.

EPC Rating: E43  
Council Tax Band: D

**DINING ROOM**  
13'3" x 11'3"

**SITTING ROOM**  
15'11" x 10'4"

**KITCHEN/DINER**  
20'1" x 11'8"

**UTILITY ROOM**  
11'3" x 6'9"

**STUDY**  
11'2" x 7'11"

**BEDROOM ONE**  
16'0" x 10'4"

**BEDROOM TWO**  
13'4" x 11'2"

**BEDROOM THREE**  
11'3" x 9'0"

**BEDROOM FOUR**  
7'1" x 5'1"