Total area: approx. 148.6 sq. metres (1599.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Plan produced using PlanUp.

**Hampton Road**

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www.pettyson.co.uk

PETTY SON & PRESTWICH
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# Hampton Road, Forest Gate

## Offers In Excess Of £1,000,000 Freehold

- Double fronted Victorian Villa
- Woodgrange Estate
- Large garden
- 0.5 miles to Forest Gate Station
- Four bedrooms
- Garage with back access
- Cellar

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# Hampton Road, Forest Gate

*SOLD BY PETTY SON & PRESTWICH* Nestled within the heart of Forest Gate’s prestigious Woodgrange Conservation Estate, this four-bedroom double-fronted Victorian villa is a home of exceptional character, elegance and period charm.

4 | 1 | 2 | C | Council Tax Band: E

Set along one of the area's most desirable tree-lined avenues, renowned for its Victorian architecture, this impressive residence immediately captivates. Approached via an original tiled pathway and screened by mature greenery, the property boasts an attractive double-fronted façade featuring imposing Victorian brickwork, a stunning bay window, elegant sash windows and a bespoke handmade stained-glass entrance door.

Upon entering, a welcoming hallway sets the tone for the accommodation beyond. Beautifully high ceilings, which continue throughout much of the ground floor, create a wonderful sense of space and grandeur, while natural light pours through the rear doors and striking first-floor landing window.

To the left, the magnificent through lounge offers an elegant yet comfortable living space. A large bay window with built-in window seating provides the perfect spot to relax, while bespoke shelving, an attractive feature fireplace, exposed wooden floorboards and patio doors opening onto the garden combine to create a room ideal for both entertaining and everyday living.

To the right of the hallway lies a spacious open-plan kitchen and dining room. The dining area features fitted bookshelves, while the well-appointed kitchen offers units to both sides, complemented by a movable central island and direct access to the rear garden. Access to a handy cellar completes the ground floor accommodation.

The first floor comprises three generous double bedrooms and a well-proportioned fourth bedroom. The third principal bedroom retains it’s original fireplace, enhancing the property's period appeal, while the impressive principal bedroom benefits from two large sash windows. High ceilings continue throughout the upper floor, further enhancing the sense of light and space. A family bathroom completes the accommodation.

The delightful rear garden is a particular highlight, offering a peaceful and private outdoor retreat. Mature fruit trees, including apple, plum and pear, provide seasonal interest, whilst there is a large decked entertaining area. Beyond lies a generous lawned garden and a private garage, accessed via Osborne Road to the rear.

Perfectly positioned for commuters, Forest Gate Station is approximately 0.5 miles away, providing swift Elizabeth Line connections to Liverpool Street (approximately 13 minutes), Canary Wharf (17 minutes) and Bond Street (21 minutes). Wanstead Park Overground Station is also within easy walking distance, offering convenient links across London and connections to the Victoria Line via Blackhorse Road.

The property is also ideally located for families, with several highly regarded schools nearby, including Sandringham School that has an ‘outstanding’ Ofsted rating.

EPC Rating: C69
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

### Reception Room
23' x 11'4"

### Dining Room
12'8" x 11'4"

### Kitchen
10' x 11'4"

### Bedroom
11'10" x 14'12"

### Bedroom
11'10" x 11'5"

### Bedroom
10'11" x 10'5"

### Bedroom
10'11" x 6'1"