



OSBORNE ROAD, FOREST GATE Offers In Excess Of £1,450,000 Freehold 4 Bed House



Features:

- Beautiful Four Bedroom Victorian Villa
- Woodgrange Conservation Area
- Extended Open-Plan Living/ Entertaining Space
- Off Road Parking
- Period Features Throughout
- Downstairs Office, Playroom & WC
- Forest Gate Station a 5min Walk
- Close to Expansive Green Space
- Pantry/ Utility Room
- Planning Permission Approved For Loft Extension

Set within the Woodgrange Conservation Area, this striking Victorian villa at 2464sqft combines period character with a beautifully extended open-plan living space designed for modern entertaining. Four bedrooms and two bathrooms are joined by a downstairs office, playroom and WC, offering welcome flexibility. Original features run throughout, adding depth and distinction, while deVOL switches, sockets and taps introduce a consistent thread of refined detailing, alongside a pantry and separate utility room that enhance everyday functionality. Off-road parking adds further convenience, and with Forest Gate Station just a short walk away and wide-open green space close by, the setting is as compelling as the home itself.

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IF YOU LIVED HERE...

Warm London stock brick forms a confident frontage, with a deep-toned front door set neatly at its centre. A sweep of lawn and established planting frame the approach, complemented by a gravelled driveway for off-street parking.

Inside, a composed introduction unfolds, with delicate cornicing tracing the ceiling as the staircase rises through the space. Pale flooring enhances the natural light, and the reception room opens to the side, revealing a generous interconnecting space where impressive ceiling height, twin ceiling roses and intricate detailing bring rhythm overhead. Bespoke shelving frames an original reclaimed Antico Verde bolection fireplace, grounding the room with depth and character. Large front windows allow daylight to settle softly across the space, while views extend towards the room beyond and onward to the garden.

To the rear, pale timber beams and a broad skylight define an exceptional kitchen, dining and living space, with a separate utility discreetly positioned off it. A British Standard kitchen, celebrated for its craftsmanship, is centred around a marble-topped island with a fluted butler sink, complemented by a Smeg oven and Bertazzoni induction range. Wide doors and picture windows frame the garden and draw greenery into everyday life. Stepping outside, herringbone brick paving extends to a generous terrace before giving way to a central lawn framed by established planting and mature trees, creating a beautifully defined garden that feels both private and expansive.

Completing the ground floor, a garden-facing study and adjacent playroom offer flexibility for work or leisure, accompanied by a cloakroom finished in terracotta tiles with subtle tonal accents. Upstairs, a generously proportioned principal suite enjoys twin windows and ornate double doors opening to an en suite wrapped in muted teal tiles and gently toned flooring. Three further bedrooms are well sized and filled with natural light, served by a bathroom with deep blue tiled flooring, warm fittings and a freestanding bath, forming a confident and considered scheme.

Loft and cellar levels provide valuable additional space, offering flexibility for storage, hobbies or reconfiguration as needs evolve.

Beyond the home, conservation streets lend architectural character to the area, where tree-lined avenues and period houses shape the neighbourhood's identity. A short walk leads to the Winchelsea Railway Arches, home to Ramble Café for seasonal brunch, Wanstead Kitchen for refined small plates, and Joyau for intimate wine-led dining. Close by, Giovanna's Deli & Wine offers artisan produce and a curated selection of bottles, while The Holly Tree is valued for its spacious garden and family-friendly atmosphere. Wanstead Flats, part of Epping Forest, provides open grassland and walking trails, and the outstanding Sandringham Primary School is an 11-minute walk away.

WHAT ELSE?

Connectivity is excellent, with Forest Gate Station a short walk away, providing Elizabeth Line services across central London and out to Heathrow. Wanstead Park Station is a short walk, offering Overground links for straightforward access across East London and beyond.



A WORD FROM THE OWNER...

"The house means a lot to us - we'll truly miss it. It works well for all seasons - cosy nights around the wood burner; entertaining in the kitchen extension - which connects so well to the garden - to enjoy spring blossom or summer bbq's with friends. We've opened up a large part of the downstairs - the lateral living space this has given us flows so well for family life and is also brilliant for entertaining.

We will miss many things about our lovely street - we've never lived anywhere with such a warm and welcoming sense of community as Osborne Road. Great local schools and nurseries add to this - like Kaye Rowe on our street. We'll also miss the green space - the mix of wilder Wanstead flats / Epping Forest alongside parks like Wanstead Park is hard to come by in London. There are lots of coffee, food and pubs nearby, such as Giovanna's at the end of our road, a lovely Italian deli and wine bar which has served us well for good coffee, family pizza outings, date nights and also has an amazing wine selection.

There's also a fantastic street festival on our road each year which brings together the local community to music, food, local sellers and crafts/ games for the kids. It's a true highlight in the calendar and on your doorstep. "

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Reception Room
17'4" x 21'11"

Utility Room

Kitchen/Diner/Reception Room
26'2" x 12'6"

Play Room
12'6" x 9'11"

WC
8'11" x 2'11"

Study
9'0" x 8'4"

Bedroom
7'2" x 10'9"

Bedroom
12'8" x 10'9"

Bathroom
5'1" x 7'6"

Bedroom
11'8" x 10'8"

Bedroom
14'2" x 10'10"

Ensuite
2'11" x 10'11"

Loft
approx 28'2" x 19'8"

Cellar
5'8" x 22'2"



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