

## OSBORNE ROAD, FOREST GATE

Offers In Excess Of £1,650,000 Freehold  
4 Bed House - Link Detached



### Features:

- Characterful Four Bedroom Victorian Villa
- Woodgrange Conservation Area
- Stylish Decor Mixed With Original Features Throughout
- Extended Kitchen Diner With Bespoke Cabinetry
- Stunning Orangery-Inspired Conservatory
- Four Well Proportioned Bedrooms
- Two Bathrooms Plus Ground Floor WC
- Converted Basement Currently Being Used As A Home Office
- Fully Equipped Outdoor Kitchen
- Short Walk To Forest Gate Station

Set within the sought-after Woodgrange Estate conservation area in Forest Gate, this rare four-bedroom Victorian villa combines original period character with a decade of thoughtful, design-led renovation.

Built in the early 1900s, the home retains rich architectural detailing and a warm, eclectic interior formed of meticulously sourced materials. At its heart is a sun-filled kitchen and sociable dining space, flowing into a striking orangery-style conservatory that maximises light and garden views.

The property also includes a basement office, two bathrooms, a ground floor WC, off-street parking and a private landscaped garden with outdoor kitchen and studio. The area is renowned for its tree-lined streets, strong community feel, and excellent transport links into central London.

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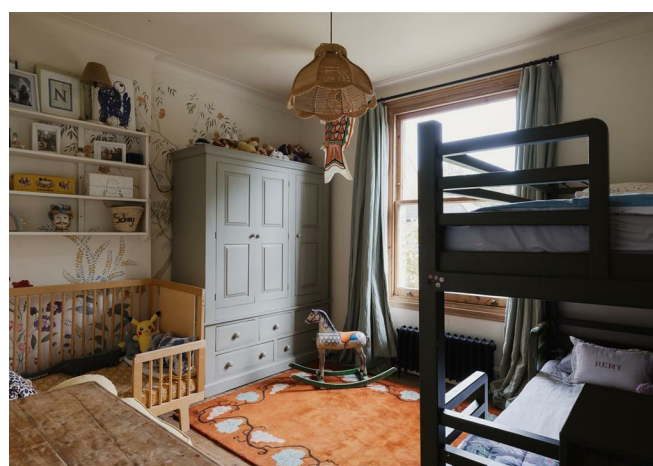
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IF YOU LIVED HERE...

On entering this substantial Victorian villa, a central hallway provides an immediate sense of scale and symmetry, with a large reception room positioned to the right, offering generous proportions and glorious period character. A second reception sits to the left, creating flexible space for family living.

At the rear, the home opens into its true heart; a sun-drenched kitchen and dining space designed with entertaining firmly in mind. Features include a Smeg gas range cooker positioned to face the room, a central island, and bespoke cabinetry restored from a reclaimed church, bringing a sense of craftsmanship and history. A generous dining area and direct garden outlook make this a naturally sociable space, complemented by a pantry and ground floor WC. The kitchen flows seamlessly into a striking orangery-style conservatory, flooded with light and opening fully onto the garden.

From the hallway, stairs descend to a lower ground floor basement studio, a highly versatile space ideal as a home office, creative workspace, or additional living area.

On the first floor, there are three spacious bedrooms arranged around a central landing, together with a beautiful family bathroom. The top floor is dedicated to a master bedroom suite, complete with en-suite bathroom and useful eaves storage.

Externally, the rear garden offers a peaceful extension of the living space, enhanced by

a fully equipped outdoor kitchen and a converted shed with electricity, ideal as a studio or home office, alongside a private parking space.

Set within the Woodgrange Estate conservation area in Forest Gate, the property benefits from a distinctive Victorian streetscape, known for its wide tree-lined roads and elegant period homes, so it'll be a pleasure to settle in at home and beyond.

WHAT ELSE?

- Forest Gate station is around six 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. As well as having Forest Gate so nearby, Woodgrange Park station is as close for the Gospel Oak to Barkingline Suffragette line (handy for Hampstead Heath or the Essex seaside).
- Parents will be pleased to know you have a wide choice of highly regarded primary and secondary schools less than a mile away on foot.
- Hungry? Head to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Joyau wine.



A WORD FROM THE OWNER..

"We have raised three children in this beautiful home and have become part of a really strong and warm community in Forest Gate. We have put a lot of love and time into making it a home for entertainment and family use."

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**Reception Room**  
12'2" x 22'1"

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12'2" x 22'1"

**Downstairs WC**  
6'3" x 4'3"

**Pantry**  
6'2" x 7'1"

**Kitchen/Diner**  
24'8" x 20'9"

**Basement Studio**  
23'7" x 12'4"

**Bedroom**  
10'6" x 11'0"

**Bathroom**  
12'3" x 11'1"

**Bedroom**  
16'6" x 10'7"

**Bedroom**  
12'2" x 10'7"

**Bedroom**  
19'4" x 10'6"

**Eaves Storage**

**Garden**  
approx 37'0" x 42'11"



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