



Osborne Road, FOREST GATE

Guide Price £1,250,000 - £1,400,000. Payne & Co are pleased to offer for sale this impressive, terraced property, ideal for families. It is conveniently located with excellent public transport links and various local amenities close by. This property offers four spacious bedrooms, three of which have built-in wardrobes. The fourth bedroom is a loft room with the added benefit of an en-suite. There are a total of three bathrooms in the property, thoughtfully dispersed over the ground and first floor. This property has two reception rooms, one of which features a charming fireplace and a bay window, characterising the period property it is. There is also a modern kitchen for all your home cooking needs and a utility room, a practical addition to any home. Features of the property include off-street parking and a basement, both of which offer additional space and convenience. The property is situated in a conservation area, adding an element of historical charm to the surroundings. A notable feature is the roof terrace, perfect for enjoying sunny days. This is a period property, filled with character, waiting for the right family to call it home.

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- FOUR BEDROOMS
- OFF STREET PARKING
- CONSERVATION AREA
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

GROUND FLOOR

ENTRANCE

Via front door to hallway.

HALLWAY

Stairs to first floor.

RECEPTION ONE

Double glazed bay window to front, radiator.



RECEPTION TWO

Double glazed bay window to front, radiator.



GROUND FLOOR BATHROOM/WC

Double glazed window to rear, part tiled walls, tiled floor, radiator, paneled bath, wash hand basin, low flush WC, extractor fan.



KITCHEN

Double glazed window to rear, range of eye and base level units, worksurfaces, gas hob, integrated oven, extractor fan, stainless steel sink with mixer taps, tiled splashback, double glazed French doors to rear.



UTILITY ROOM

Double glazed door and window to rear, plumbing for washing machine and tumble dryer, shelving.

BASEMENT

Ideal for storage.

FIRST FLOOR

LANDING

Door leading to terrace feature.



BEDROOM ONE

Double glazed window to front, fitted wardrobes, radiator.



BEDROOM TWO

Double glazed window to front, radiator.



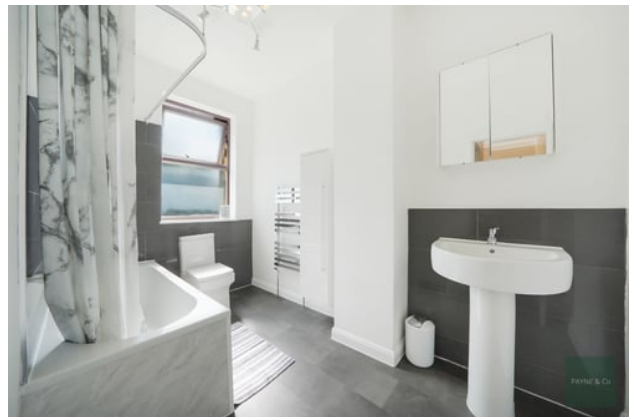
BEDROOM THREE

Double glazed window to rear, fitted wardrobes, radiator.



FIRST FLOOR BATHROOM/WC

Double glazed window to rear, part tiled walls, paneled bath with mixer taps, wash hand basin with mixer taps, low flush WC, heated towel rail.



SECOND FLOOR

BEDROOM FOUR

Double glazed skylight to rear, fitted wardrobes, radiator.



EN-SUITE SHOWER/WC

Tiled walls and floor, shower cubicle with thermostatically controlled shower with mixer taps, low flush WC, extractor fan.



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN




Patio area, remainder to lawn.

AGENTS NOTE

As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

What's Next?

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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Business Protection from Misleading Marketing Regulations 2008:**

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.

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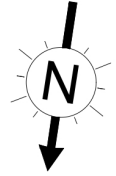
Approx Gross Internal Area = 172.46 sq m / 1856 sq ft

Garden = 76.72 sq m / 825 sq ft

RHH/ Eaves Storage = 13.28 sq m / 142 sq ft

Total Area = 262.46 sq m / 2825 sq ft

Reduced Headroom Below 1.5m / 5'0



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.