



WALPOLE
VILLA

WALBOURNE
HOUSE

13

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Walpole Road, London

£850,000

Tenure : Freehold

Floor Area : 2393.00 sq ft

Local Authority : Newham

Council Tax Band : D

Bedrooms : 5

Receptions : 2

Bathrooms : 3



Energy Efficiency Rating

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



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Churchill Estates are delighted to bring to market this impressive five bedroom terraced home, featuring a classic double bay frontage, combines charming period features with generous modern living space arranged over multiple floors.

Upon entering a large porch leads into an elegant hallway, where original period detailing overhead immediately sets the tone for the character throughout the property. To the front of the home a bay fronted reception room showcases attractive cornicing and period features, forming part of a spacious through lounge that flows seamlessly into a second reception room. Both rooms enjoy matching decorative cornicing and original chimney breasts with fireplaces still in place, currently covered but retaining their historic charm.

The rear of the property has been thoughtfully extended to create a substantial kitchen and dining area. The kitchen offers a large central island with integrated charging points, ample worktop space, plentiful storage and a full suite of integrated appliances all presented in neutral tones. The dining area is bright and welcoming enhanced by a large skylight overhead and patio doors opening directly onto the private rear garden, while sliding doors provide access back into the reception area to create a flexible open plan living space. Off the kitchen is a spacious shower room with two utility cupboards housing the washing machine and tumble dryer, also enjoying natural light through its own skylight.

From the hallway a generous basement provides additional versatile living space with carpet underfoot, gas central heating, built-in storage cupboards and a ceiling height of just over six feet — perfect for a playroom, home gym or cinema room.

Upstairs the first floor accommodates four bedrooms. At the front is a large double bedroom with a bay window and built in storage, adjacent to a smaller single room ideal as a home office or guest bedroom. Overlooking the garden is another spacious double bedroom with built in storage, while a further double bedroom is located at the rear. These rooms are served by a fully tiled family bathroom featuring a bathtub.

The loft has been converted to create a bright and spacious fifth bedroom spanning the full width of the home. This room features eaves storage, built in wardrobes and a skylight, with a convenient shower room with WC positioned alongside it.

Externally the property benefits from a good sized private rear garden with patio, decking and astro turf — ideal for family life or entertaining. Modern comforts include double glazing, gas central heating and stylish light grey wood effect laminate flooring throughout.

Families will appreciate a range of highly regarded local schools within easy reach including St Stephen's Primary School and Shaftesbury Primary School nearby, plus outstanding secondary options such as St Angela's Ursuline and St Bonaventure's RC School, all conveniently located for daily routines.

Transport links are excellent. Upton Park Underground Station on the District and Hammersmith & City lines is approximately 0.2 miles away, providing swift connections into central London, while East Ham Tube Station is around 0.6 miles on foot. Both Plaistow Tube Station and Woodgrange Park Overground Station sit at approximately 0.9 miles distance broadening your travel options across the wider network.

This superb family home presents a unique blend of period charm, generous living space and outstanding local amenities making it ideal for buyers seeking space, style and connectivity in East London.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.



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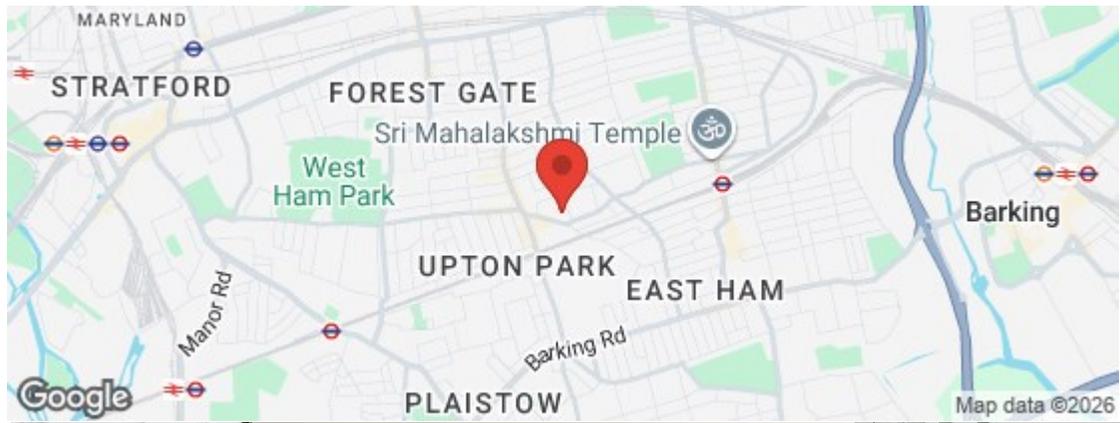
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- Five bedroom terraced family home with attractive double bay frontage
- Rear extended kitchen and dining area with large central island and skylight
- Additional ground floor shower room and separate utility storage cupboards
- Four bedrooms and family bathroom on the first floor
- Private rear garden with patio, decking and astro turf
- Spacious through lounge with two reception areas and retained period features
- Integrated appliances, ample storage and sliding doors creating flexible open-plan living
- Versatile basement level currently used as a snug/cinema room with built-in storage
- Loft converted fifth bedroom spanning the full width of the property with shower room
- Excellent location approximately 0.2 miles from Upton Park Underground Station





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**Approximate Gross Internal Area 2393 sq ft - 221 sq m
(Excluding Eaves)**

Lower Ground Floor Area 227 sq ft - 21 sq m

Ground Floor Area 1027 sq ft - 95 sq m

First Floor Area 759 sq ft - 70 sq m

Second Floor Area 380 sq ft - 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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