



**93 Sebert Road
London, E7 0NJ
Offers in excess of £790,000**

Spanning approximately 1,870 sq ft, this semi-detached family home offers generous space throughout. Although in need of modernisation, the property presents an excellent opportunity for buyers to create a home tailored to their own taste. The property is offered for sale with no onward chain.

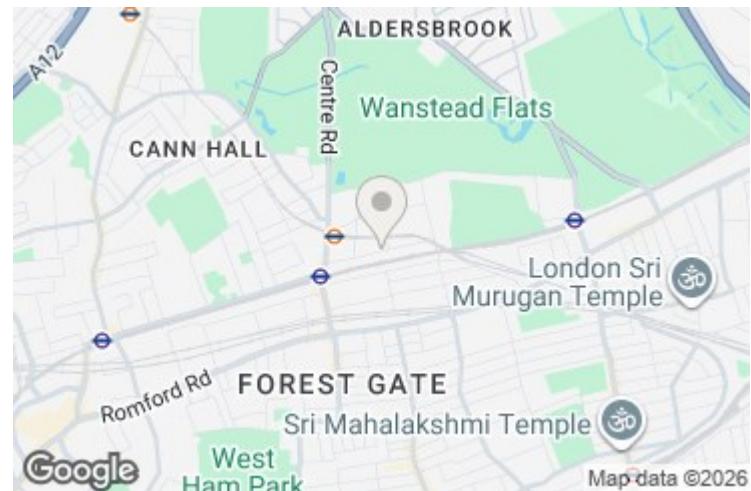
Entering this grand home, the hallway provides access to all ground floor rooms with stairs ascending to the first floor. To the front of the property is a spacious and versatile through lounge, offering ample living and dining space. A large south-facing bay aspect window allows the room to be flooded with natural light. To the rear, there is access to the ground floor bathroom, which has been finished to a good standard and comprises tiled flooring, a walk-in shower cubicle, vanity wash hand basin, low-level WC and a side-facing window.

Continuing along the hallway, the kitchen features a range of eye- and base-level cabinetry and work tops, a double oven with gas hob and a side-facing window. An opening to the rear leads into the conservatory, providing a versatile additional living space with dual aspect windows and French doors opening directly onto the garden. A lean-to offers ample storage, with an external door providing access to the garden. The rear garden measures approximately 48ft in length and 19ft in width and has been paved for ease of maintenance. To the rear of the garden is a workshop, offering a further versatile space (please refer to the floorplan for measurements).

To the first floor, the landing provides access to all double bedrooms, each offering generous space for furniture and wardrobes. The front bedroom benefits from built-in wardrobes. There is also a spacious family bathroom with additional storage. Further enhancing the property's potential, the loft could be extended to create two additional bedrooms and an en-suite subject to the relevant planning permissions.

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Sebert Road benefits from its proximity to Forest Gate station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes, with Wanstead Park Overground also nearby, expanding travel options across East London. The area is vibrant and well-served by a variety of independent cafes, restaurants, and local favourite's including The Wild Goose Bakery, E7 Movement fitness studio, The Can Club family-friendly café and play zone, Fiore's Italian eatery, new addition Tipi Coffee Co., Pretty Decent Beer Co., and the award-winning Holly Tree pub, named one of Time Out's Top 50 London pubs. The property also benefits from being within the catchment area for the highly regarded Woodgrange Infant School, rated Good by Ofsted, and Godwin Junior School, which holds an Outstanding rating.



Viewings will be taking place on Saturday 17th January, please call to arrange an appointment.

-Sole Agents-

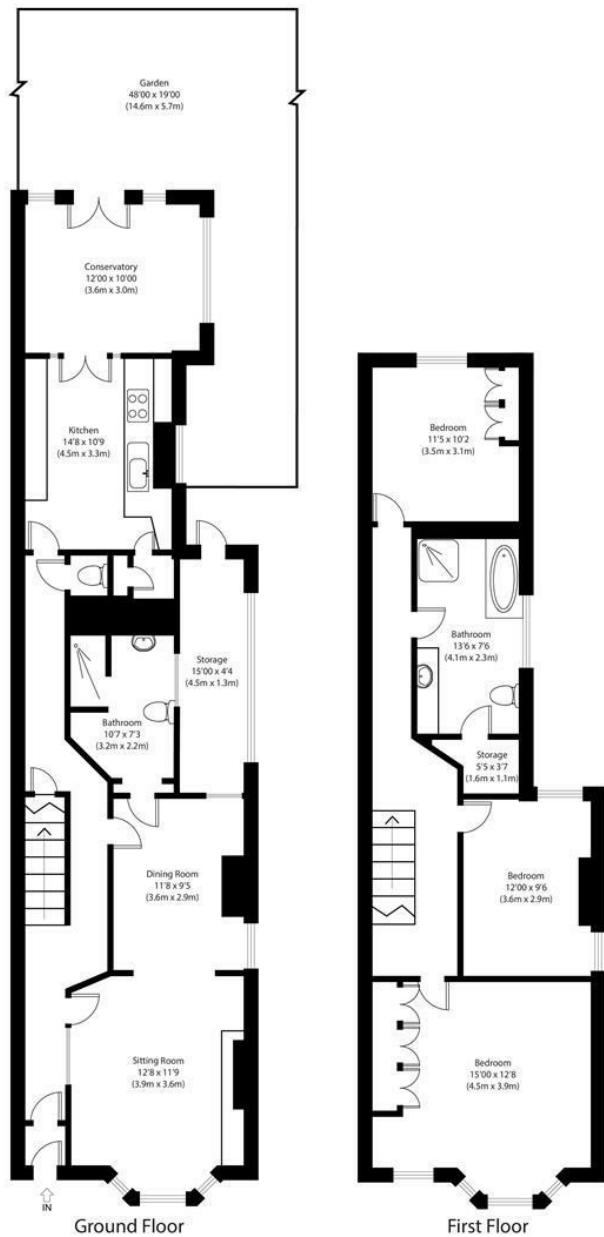
Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Approximate Gross Internal Area
Main House 1620 sq ft (151 sq m)
Outbuilding 250 sq ft (23 sq m)
Total 1870 sq ft (174 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

