

Total Area: 108.3 m<sup>2</sup> ... 1166 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

- Reception Room  
15'3" x 10'10"
- Kitchen / Diner  
19'7" x 15'8"
- Shower Room
- Bedroom  
10'5" x 7'4"
- Bedroom  
11'8" x 9'1"
- En-suite
- Bathroom
- Bedroom  
10'8" x 9'8"
- Bedroom  
9'5" x 5'8"



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	87
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



## WIGRAM ROAD, WANSTEAD

### Offers In Excess Of £650,000 Freehold 4 Bed House



#### Features:

- For Sale by James Liddim & Paul Greenhalgh acting as LPA Fixed Charge Receivers
- Newly Finished Property
- Bright Kitchen Diner
- Family Reception to the Front
- Downstairs WC
- Wanstead Location
- Moments to the Tube
- Close to Wanstead Park
- Chain Free
- Four Bedroom House

A freshly refurbished four bedroom family home, camera-ready and flawless throughout, with twin bathrooms and large private garden. It's all just moments from Wanstead High Street, the bustling heart of this ever popular East London village.

You're surrounded by nature of all kinds here, but the wide open acreage of Wanstead Park is sure to become a favourite. Less than half a mile away on foot, this mix of woodlands and open green spaces is ideal for morning jogs and evening strolls alike.

REQUEST A VIEWING  
0203 397 2222

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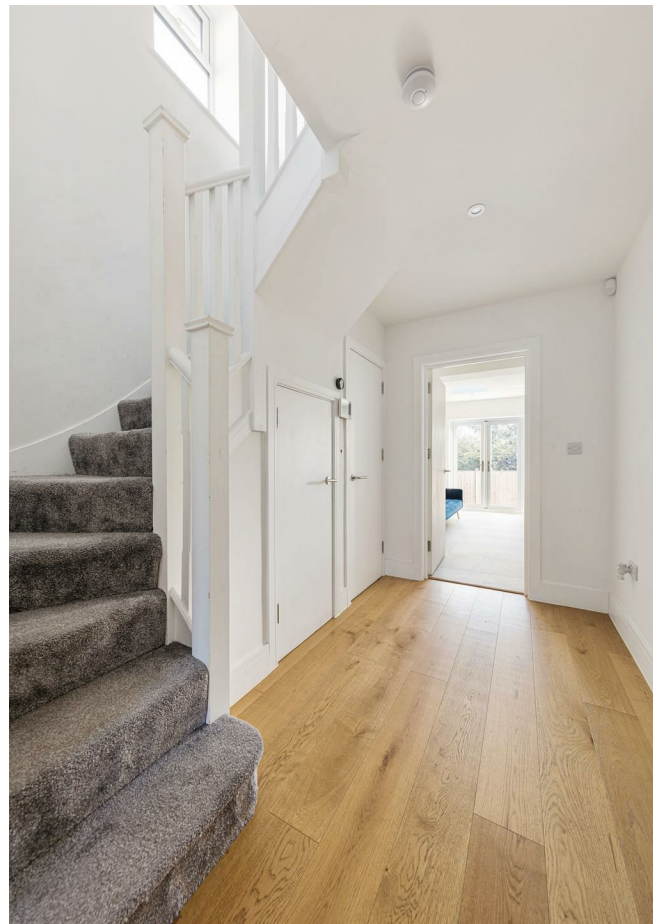
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### IF YOU LIVED HERE...

You'll step inside to find your 150 square foot front reception just off the broad, welcoming hallway, with blonde engineered hardwood running underfoot. It's a fine spot but the main event is your 300 square foot kitchen/diner to the rear. Bright and skylit, with oversized floor tiling and tower radiators, in here you have sleek banks of brand new glossy cabinets home to a full suite of integrated appliances. It all overlooks your rear garden, where a pristine patio descends to a lush length of lawn surrounded by timber fencing.

Back inside, the ground floor's completed by a handy spare WC off the hallway, while upstairs your first three bedrooms are all substantial doubles featuring feature plush new grey carpet and pristine white paintjobs. Your fourth sleeper is a generous single, potentially a handy home office. There's a chic en suite rainfall shower room off the principal bedroom, while elsewhere your family bathroom is every bit as fresh and immaculate.

Outside and, as noted, you're less than ten minutes walk from Wanstead High Street, where you'll find a wide range of independent cafes, restaurants and gastropubs. From the sumptuous Sunday Roasts at The Bull to the homemade delights at The Larder, you're bound to find a new favourite. You'll also find the speedy transport links of Wanstead tube just over five minutes from your new front door, with speedy central line connections to Liverpool Street (sixteen minutes) and Tottenham Court Road (twenty five minutes), putting both the City and West End around a half hour away door to door.

### WHAT ELSE?

- Parents will be pleased to find four 'Outstanding' primary schools all less than twenty minutes from you. The closest, the 'Outstanding' Wanstead Church School, is just off the High Street.
- The property is presented chain free, for that all important hassle free move.
- Be sure to explore the gastropubs of nearby Nightingale Lane, where you'll find more loveable local favourites, just a little way off the beaten track.



### A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON  
E11 BRANCH MANAGER

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