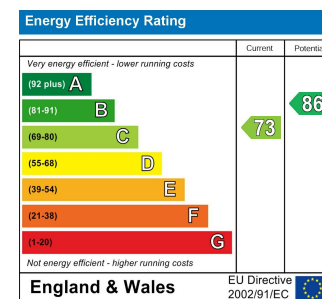




Total Area (Excluding Garage): 97.9 m² ... 1053 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



WOODBINE PLACE, WANSTEAD

Offers In Excess Of £775,000 Freehold

3 Bed House



Features:

- Three Bedroom End Of Terrace House
- Ground Floor Extended By Current Owners
- Study / Fourth Bedroom
- Garage
- Off Street Parking
- Downstairs WC
- Wanstead Village Location
- Park Views
- Stones Throw To Wanstead High Street and Station
- Chain Free

A sleekly designed and perfectly placed three bedroom family end terrace, just moments from Wanstead High Street and with views over tranquil Christchurch Green. Handsomely extended to the rear, you also have a garage and private rear garden.

Wanstead High Street is just a one minute walk away at the end of your road, home to an enticing variety of independent cafes, pubs and restaurants.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

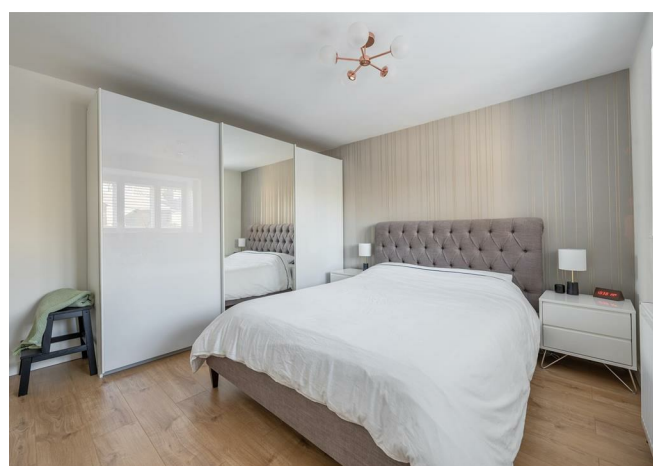
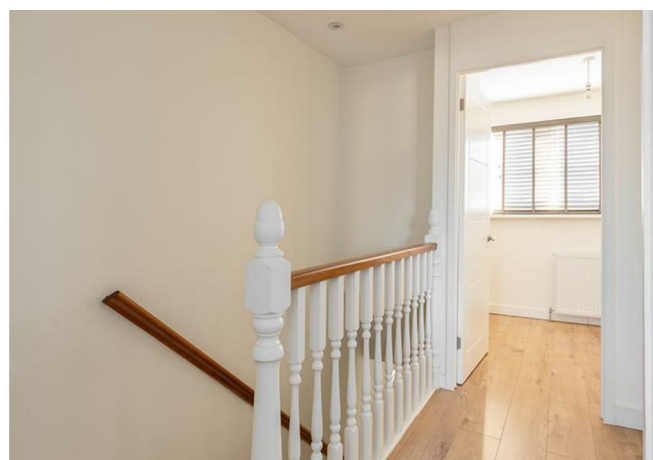
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 397 2222



IF YOU LIVED HERE...

You'll stroll up your drive and step inside to find the first of your two bathrooms on the left; a smart shower room sumptuous in marbled tiling from floor to ceiling. Across the hall there's a ninety five square foot study, nicely secluded and with blonde hardwood underfoot, it's the perfect home working spot or occasional bedroom. Moving on, and the true scale of your new home becomes clear as you step into the vast, open plan lounge, kitchen and diner.

Totalling an immense 450 square feet, this is an artfully zoned space, with a striking bespoke timber statement wall and honey hued hardwood floors in the generous, sociable lounge area. In the kitchen/diner a huge vaulted skylight fills the space with natural light, and the blonde hardwood gives way to smoky cream tiles in the kitchen, where you have a sleek suite of cabinets, chunky white counter tops and a breakfast bar.

Throw back the patio doors to step out into your garden, with Trulawn surrounded by patio and immaculate timber fencing, home to a substantial shed. Upstairs your principal bedroom is a substantial double, with a statement wall above the bed, handsome integrated storage and views over Christchurch Green. Two more smart bedrooms sit to the rear, while your family bathroom is another bright, immaculate affair with marbled tiling and rainfall shower.

Outside and, as noted, you're a mere handful of footsteps from Wanstead High Street, the bustling heart of this ever-popular East London village. Flanked by green spaces, you have a superb choice of wine and dining spots from the salubrious surroundings of The Bull (great for Sunday Roasts) to the classic charms of Robins Pie & Mash. Meanwhile, commuters have a tremendously easy time of it, with Wanstead tube station just three minutes away on foot for speedy, direct runs to the City and West End via the Central line.

WHAT ELSE?

- Parents will be pleased to find eight 'Outstanding' or 'Good' schools all within a twenty minute walk, including the 'Outstanding' Wanstead Church School, just five minutes' stroll across Christchurch Green.
- You have a private garage as well as off street parking, and drivers can be on the arterial North Circular in less than five minutes.
- You have a choice of vast, open, horizon-filling green spaces nearby, with both Epping Forest and Wanstead Flats just ten minutes away on foot. Perfect for joggers and strollers alike.



A WORD FROM THE OWNER...

"We really like Wanstead because of the community feel and it is perfect for families. There are lots of good schools within the catchment area. Apart from being super close to Wanstead tube station, it is right on the doorstep of the high street where you can find almost anything. There is also a market on the high street at the beginning of every month which is great to source local produce. We will definitely miss our home, neighbours and the area! "

REQUEST A VIEWING
0203 397 2222

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Reception
19'5" x 14'0"

Kitchen/Dinner
18'4" x 10'4"

Study
13'6" x 6'10"

Bathroom

Bedroom
13'2" x 11'4"

Bedroom
10'10" x 9'8"

Bedroom
11'1" x 6'9"

Bathroom

Storage

Storage

Garden
approx. 25'1" x 17'1"

Garage
8'2" x 15'10"



REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM