



HOLLYBUSH HILL, WANSTEAD

Offers In Excess Of £1,200,000 Freehold 4 Bed House

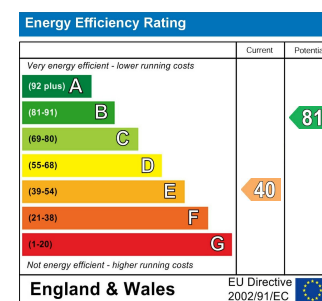


Features:

- Stunning House
- Four Bedrooms, Three Bathrooms
- Downstairs WC and Shower
- Open Plan Kitchen Diner
- Large Rear Garden
- Parking to the Front
- Converted Loft with En Suite
- Wanstead Location

A beautifully appointed fully detached four bedroom family home, immaculately finished over all three storeys and sat opposite Leyton Flats. You also have three designer bathrooms, twin reception spaces and a lovingly landscaped rear garden.

Cross the road and you can be exploring the endless greenery of Leyton Flats and Epping Forest less than a minute after stepping out your front door. Explore further for the tranquil blue waters of Hollow Ponds.



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 substantial gated driveway, take in the elegant contemporary frontage and head inside to find your first reception room on the left. Rich dark parquet style hardwood flooring flows in from your hallways, just as natural light streams in from the bow window. Explore further and your open plan kitchen, diner and second reception take up the rear of the property, with patio doors for natural light, a vintage hearth and more of those charming hardwood floors.

These give way to oversized cream tiles as you move into the kitchen/diner area, where a pristine chef's island takes centre stage below a skylight and a stately bank of royal grey cabinets with brass fittings run down one flank. Your ground floor's completed by a cloakroom, handy spare shower and extra storage. Upstairs your principal bedroom sits to the rear, around 250 square feet with soft carpet and a five star en suite bathroom with walk-in rainfall shower.

Next door, off the landing, your family bathroom is every bit as stately and luxurious as your en suite. The first floor sleeping arrangements are rounded out by bedroom number two, another plush, sizeable double, plus a generous single ideal for use as a study. Upstairs again, and your expertly converted loft

offers a substantial penthouse sleeper of around 275 square feet, dual aspect, skylit and complete with another en suite bathroom, finished in large format smoky grey letterboxes.

Outside and, as noted, you're enviably placed just across the road from the epic greenery of Leyton Flats and Epping Forest. You're also ideally situated for Wanstead High Street, the bustling heart of this ever-popular East London village, and just five minutes on foot from your new front door. Here you'll find a growing range of independent cafes, restaurants and gastropubs to rival anything you'll find in the city, all surrounded by still more open green spaces.

WHAT ELSE?

- Snaresbrook tube station is just a five minute stroll and from here the Central line will get you directly to Liverpool Street in sixteen minutes or Tottenham Court Road in twenty five, putting both the City and West End around a half hour away door to door.

- You have that substantial, gated driveway to the front and drivers can be on the North Circular in less than ten minutes. To the rear you have your fabulous private garden, an expansive mix of patio and lawn overseen by mature trees.

- Parents will be pleased to find nine 'Outstanding' or 'Good' primary/secondary schools all less than a mile away on foot.



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

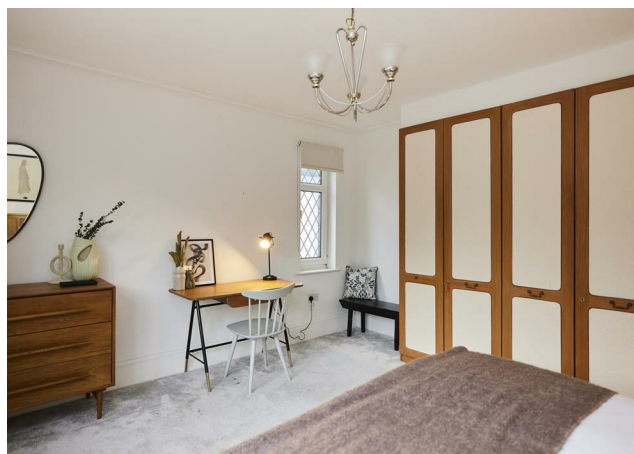
REQUEST A VIEWING
0203 397 2222

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Entry

4'10" x 4'9"

WC

4'7" x 3'6"

Hallway

10'9" x 5'10"

Living Room

14'5" x 14'2"

Living Area

21'9" x 12'5"

Dining Area

25'1" x 10'0"

Bathroom

2'7" x 3'9"

Hallway

7'0" x 4'1"

Bedroom

18'9" x 15'5"

Bathroom

6'0" x 7'4"

Bathroom

6'2" x 7'8"

Bedroom

12'10" x 14'2"

Bedroom

7'10" x 8'9"

Landing

3'0" x 2'7"



REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM