



Total Area: 84.4 m<sup>2</sup> ... 908 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Reception Room  
13'11" x 12'1"

Reception Room  
13'5" x 10'7"

Kitchen  
8'3" x 7'4"

Bedroom  
7'9" x 6'9"

Bedroom  
13'11" x 11'1"

Bedroom  
11'6" x 10'2"

Bathroom  
7'8" x 7'2"

Garden  
72'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	70	
(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	

## NEW WANSTEAD, WANSTEAD

Offers In Excess Of £800,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom House
- Parking to the Front
- Large Rear Garden
- Well Presented Throughout
- Potential to Extend Out and Up STPP
- Wanstead Village Location
- Close to the Tube

This three bedroom 1930s terraced house in the heart of popular Wanstead village has a long, sunny garden and off-street parking. It's ideally located close to the tube station and the many local shops and green spaces. There's considerable scope to add value to the property, especially by extending to the rear or into the loft.

REQUEST A VIEWING  
0203 397 2222

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

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propertymanagement@stowbrothers.com  
0203 325 7228

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#### IF YOU LIVED HERE...

You'd appreciate the layout and room sizes that make this property an ideal family home. It has lots of character, with original features including ceiling roses, corning, picture rails, and tiled fire surrounds. These are complemented by contemporary fixtures and fittings including double glazed windows with lovely vintage-style leaded lights. The property is in a good condition throughout, although the frontage requires redecoration. At 908 square feet there's plenty of living space, and many neighbouring properties have extended to the rear and into the loft. The décor is mainly white, with beige carpet fitted in most rooms and the hall, stairs, and landing. The kitchen and bathroom have tiled floors, and the rear reception room and main bedroom have wood laminate flooring.

The ground floor comprises a front living room with a bay window and fireplace, a rear reception room (an ideal dining room) with glazed double doors that open onto the rear garden terrace, and a separate kitchen that also has a door to the garden. The galley kitchen is lined with fitted cabinets that house integrated and freestanding appliances, and it has great garden views through a window and the glazed door. Upstairs there are two double bedrooms, a single bedroom, and a family bathroom. The main bedroom has the same generous proportions as the living room below, with a large bay window and a vintage tiled fireplace. The second double bedroom has a large built-in wardrobe and leafy garden views, whilst the third single bedroom has a

charming triangular bay window. The fully tiled bathroom is light and airy, with two windows and a bath, shower enclosure, and traditional style freestanding washbasin and WC.

The property is set back from the road behind a large front garden with gated vehicle access and a paved area with space for two cars. There's also a lawn and a path to the sheltered porch. The rear garden is sunny, southeast-facing, and over 70 ft long. The paved terrace, accessed from the dining room and kitchen is ideal for al fresco drinks and dinner, whilst the remainder of the garden is lawned with space for play equipment etc. Several attractive specimen trees in the mid-section provide areas of shade, and there's a paved section at the end that could form the base for a storage cupboard or shed.

#### WHAT ELSE?

- The property is in friendly neighbourhood Wanstead village just moments from the vibrant High Street lined with independent shops, cafes, and restaurants.
- Snaresbrook tube station is a five minute walk away. It's on the Central Line with 17 minute journeys to the City (Liverpool Street) taking 20 minutes, and 30 minute journeys to the West End (Oxford Circus).
- It's just a couple of minutes' walk to Christchurch Green and Memorial Green. Christchurch Green has open space and a great playground, whilst Memorial Green is a small area of woodland, a fragment of Epping Forest which is about a mile from the property, a continuation of nearby Leyton Flats



#### 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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