



WELLINGTON ROAD, WANSTEAD

Positioned on Wellington Road in the sought after Wanstead village, Petty Son and Prestwich are proud to offer for sale this magnificent five bedroom, semi-detached character home. Modernised to an outstanding and exacting standard, the home offers two reception rooms, outstanding kitchen/diner with bi-fold doors, five bedrooms, two bathrooms and a downstairs W.C.



Located on the picturesque, tree-lined turning of Wellington Road in central Wanstead, this home is a mere 0.3 miles walk to Snaresbrook Station and 0.2 mile walk from Wanstead High Street, but with such peaceful surroundings it's easy to see why this location is so popular.

The home has been modernised to provide the luxury and ease of living you would want from a modern build but still retains a great deal of character providing a link to the property's past. The two receptions to the front of the home are bright and spacious, with an original central fireplace in each, ornate cornicing and detailing around the doors, bespoke fitted storage cupboards and plantation shutters, providing the perfect space for entertaining friends or relaxing in the evening with family. There is access from both the double reception room and entrance hall into the homes jaw dropping kitchen/diner, a truly unbelievable space that is flooded with natural light thanks to the floor to ceiling bi-fold doors to the rear and large skylight window overhead. There is a great deal of storage space as well as high-end integrated appliances in the fitted units surrounding the island on three sides. The kitchen's island and breakfast bar are the perfect space to cook and chat and the pop up extractor and power points ensure the space can be kept clean and tidy at all times. The space to the rear can be used as either snug or dining area and is the perfect space to enjoy uninterrupted access to the garden in the summer or views of the outdoors all year round. There is also a handy downstairs W.C to this floor.

To the first floor there are three large bedrooms, with the master bedroom benefitting from large bay window, plantation shutters, fireplace and bespoke fitted wardrobes. There is a more traditional feel to the bedrooms throughout with all three bedrooms to the first floor retaining their original fireplaces and the bright and stylish contemporary family bathroom ties all the rooms together in a seamless fashion. There are a further two double bedrooms on floors two and three, the top floor benefitting from its own en-suite and large eaves storage. Outside there is a pretty, low maintenance garden which is perfect for relaxing in during the summer months, side access and off street parking.









- Semi-detached period home
- Period features
- Five bedrooms
- Two bathrooms
- Two receptions
- Downstairs W.C
- Stunning presentation throughout
- Magnificent kitchen/diner
- 0.2 miles to Wanstead High Street

Room Sizes

Reception Room - 13'1 x 11'9 into bay

Living Room - 12 x 10'4

Kitchen/Diner – 27 x 15'7

Bedroom One – 15'7 x 12'10

Bedroom Two – 17'4 x 8'7

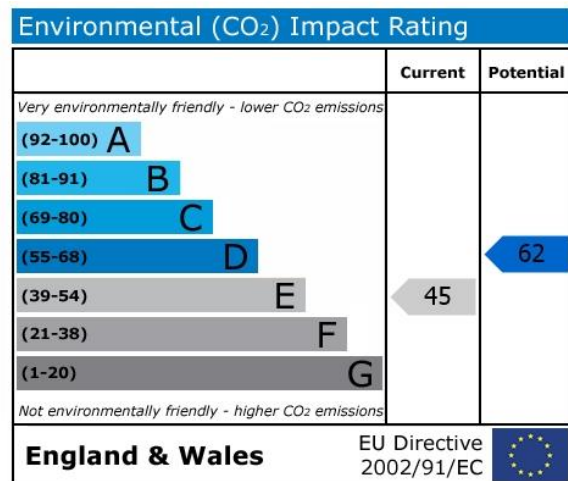
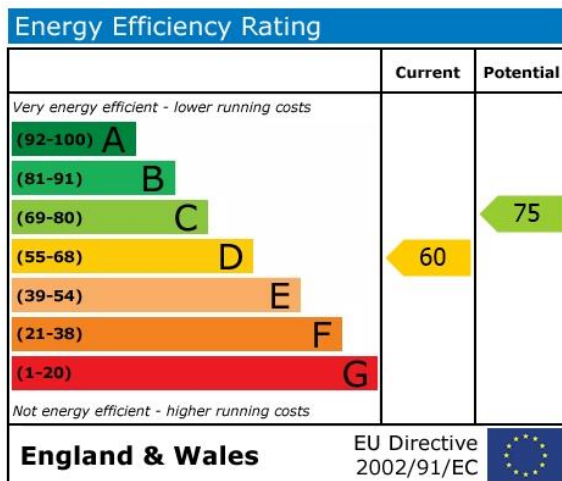
Bedroom Three – 13'4 x 9'7

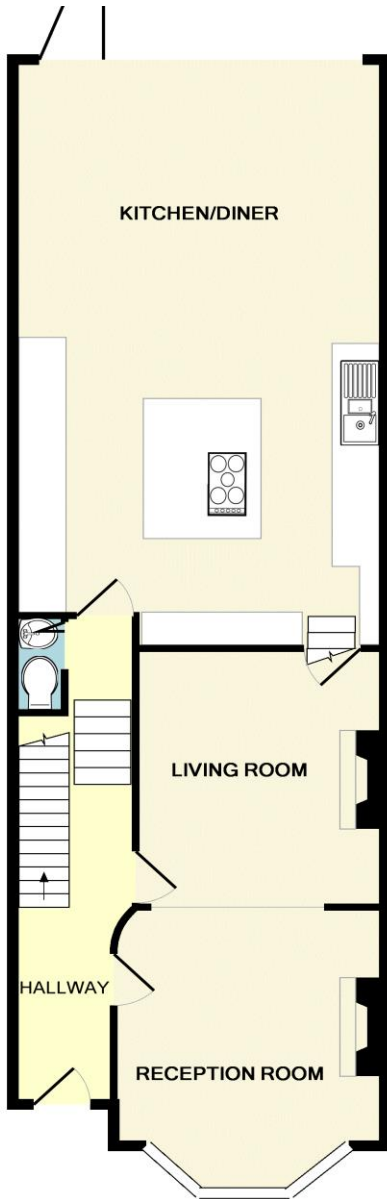
Bedroom Four – 12'1 x 10'7

Bedroom Five – 9'9 x 6'10

Bathroom – 6'2 x 6

En suite – 7'3 x 5'5

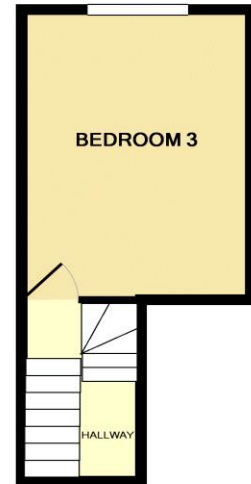




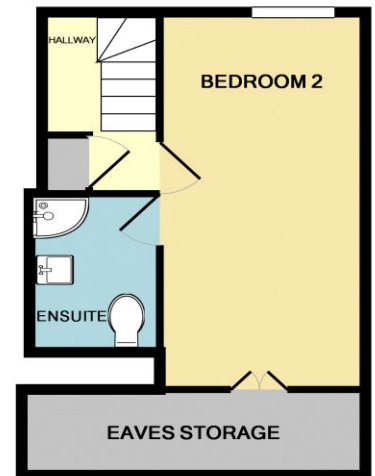
GROUND FLOOR
APPROX. FLOOR
AREA 781 SQ.FT.
(72.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 169 SQ.FT.
(15.7 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 286 SQ.FT.
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1727 SQ.FT. (160.4 SQ.M.)

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
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