



Wanstead Park Road,  
**Guide Price £825,000**



**Reeds Rains**

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Wanstead Park Road, Ilford, Essex  
Guide Price £825,000

Reeds Rains of Ilford are favoured to sell via Private Treaty this Stand - Out Property. Upon viewing one will understand why we describe the Walk - In Basement and 100 ft Rear Garden as one of its highlights. Arranged over three floors, the first floor has four bedrooms plus a designer shower and bathroom. The ground floor boasts a expansive Kitchen/Diner with modern clean lines and bi - folding doors onto the rear veranda. In our opinion the current seller has completed a magnificent project to re - shape and re - design this Family Home.

PORCH

HALLYWAY

CLOAKROOM/WC

RECEPTION ROOM

5.00m (Into Bay) x 3.53m (16'5" (Into Bay) x 11'7")

RECEPTION/ BEDROOM FIVE

4.65m x 2.43m (15'3" x 8'0")

FAMILY AREA

2.66m x 8.02m (8'9" x 26'4")

KITCHEN / DINING ROOM

2.66m x 8.02m (8'9" x 26'4")

FIRST FLOOR LANDING

BEDROOM 1

5.28m (Into Bay) x 3.76m (17'4" (Into Bay) x 12'4")

BEDROOM 2

3.50m x 3.58m (11'6" x 11'9")

BEDROOM 3

3.34m x 2.54m (10'11" x 8'4")

BEDROOM 4

2.47m x 2.43m (8'1" x 8'0")

FAMILY BATHROOM/SHOWER

LOWER FLOOR

WALK IN BASEMENT

KITCHEN / DINING ROOM

3.54m x 4.40m (11'8" x 14'5")

BEDROOM

3.53m x 3.32m (11'7" x 10'11")

BEDROOM

4.43m x 3.48m (14'6" x 11'5")

BATHROOM/SHOWER ROOM

OUTSIDE

REAR GARDEN

FRONT DRIVE

DIRECTIONS

FLOORPLAN

#### Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

#### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

#### Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

#### All Measurements

All Measurements are Approximate

#### Laser Tape Clause



All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

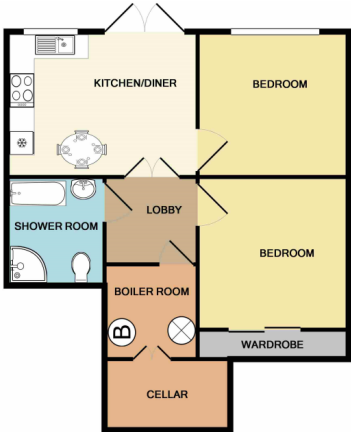
BUYER NOTES (Please use the area below to make any notes whilst viewing the property)



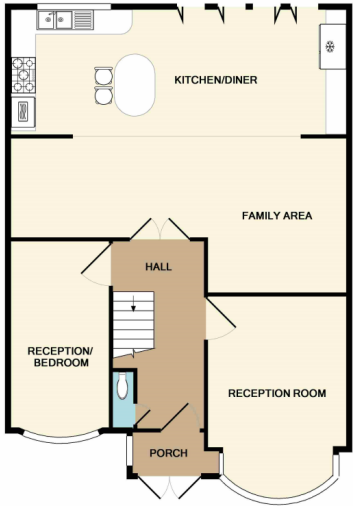
For full EPC please contact the branch

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



WALK IN BASEMENT



GROUND FLOOR

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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1ST FLOOR

