

## WOODCOTE ROAD, WANSTEAD

### Offers In Excess Of £1,250,000 Freehold

### 5 Bed House - Mid Terrace



#### Features:

- Five Bedroom Freehold House
- Stunning Kitchen Extension
- Stylishly Finished Throughout
- Downstairs WC
- Stunningly Finished Bathrooms
- Large Basement Gym
- Landscaped Rear Garden
- Off Street Parking

This stunning five-bedroom home has been renovated with style and imagination so that the contemporary design enhances the original features and creates a bright, joy-filled space.

As well as a spacious reception room, a brilliant kitchen extension, two stylish bathrooms and a WC, a large basement and five thoughtfully decorated bedrooms, the home boasts off-street parking and spacious rear garden.

The location is an excellent touch too, with the village-esque hub of Wanstead a short stroll away, as well as the epic nature of Epping Forest and Wanstead Park.

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#### IF YOU LIVED HERE...

You'll love the level of consideration that went into restoring this home - every inch is immaculate. And because the design is so timeless, it will still have the wow-factor in many years to come.

Head through your porch, just beyond your front garden, with its leafy climbers and stylish storage, and into your spacious hallway. This is only a taste of things to come. To your left, the reception is a light-filled space that juxtaposes original features such as the wood-burning stove with sleek touches such as the glossy, sweeping floor.

The adjoining kitchen-diner extension is a masterpiece of architectural design, and a dream for entertaining. Light floods in from the generous doors and skylights to highlight the considered fittings, including the forest green double cooker, gorgeous stone worktops, exposed brickwork and impressive ply cabinets. Don't forget your ground floor WC, extra convenient when you're enjoying time in the lovely landscaped rear garden.

Need somewhere else to relax? Head down to your large basement, which the previous owner used as a gym, but has the potential for all sorts. Cinema maybe?

On your first floor, you have three immaculately decorated bedrooms, and a show-stopping family bathroom (it'll take a long time before the novelty of showering here wears off). In the loft you'll find a further two bedrooms, one of which has an elegant ensuite, which is just as stunning as the one downstairs. The twin basins will be extra handy if you like some extra elbow space in the morning.

Outside, venture down your tree-lined street to the village-esque hub of Wanstead and you'll feel a world away from the city. With everything from horse riding, farmer's markets, charming pubs and those rolling green spaces on your doorstep, it's easy to forget that you're only about 17 minutes away from central London on the tube. Talking of which, your nearest station is Wanstead, which is a nine minute walk away.

#### WHAT ELSE?

- If you're driving, the North Circular is conveniently located, but not close enough to impact on all that peace and quiet.
- The mix of independents and chains on the vibrant High Street means you'll never be stuck for any last minute essentials.
- Your new local? How about the converted 19th century coaching inn The Cuckfield, which is a mere ten minute stroll away.



#### 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.

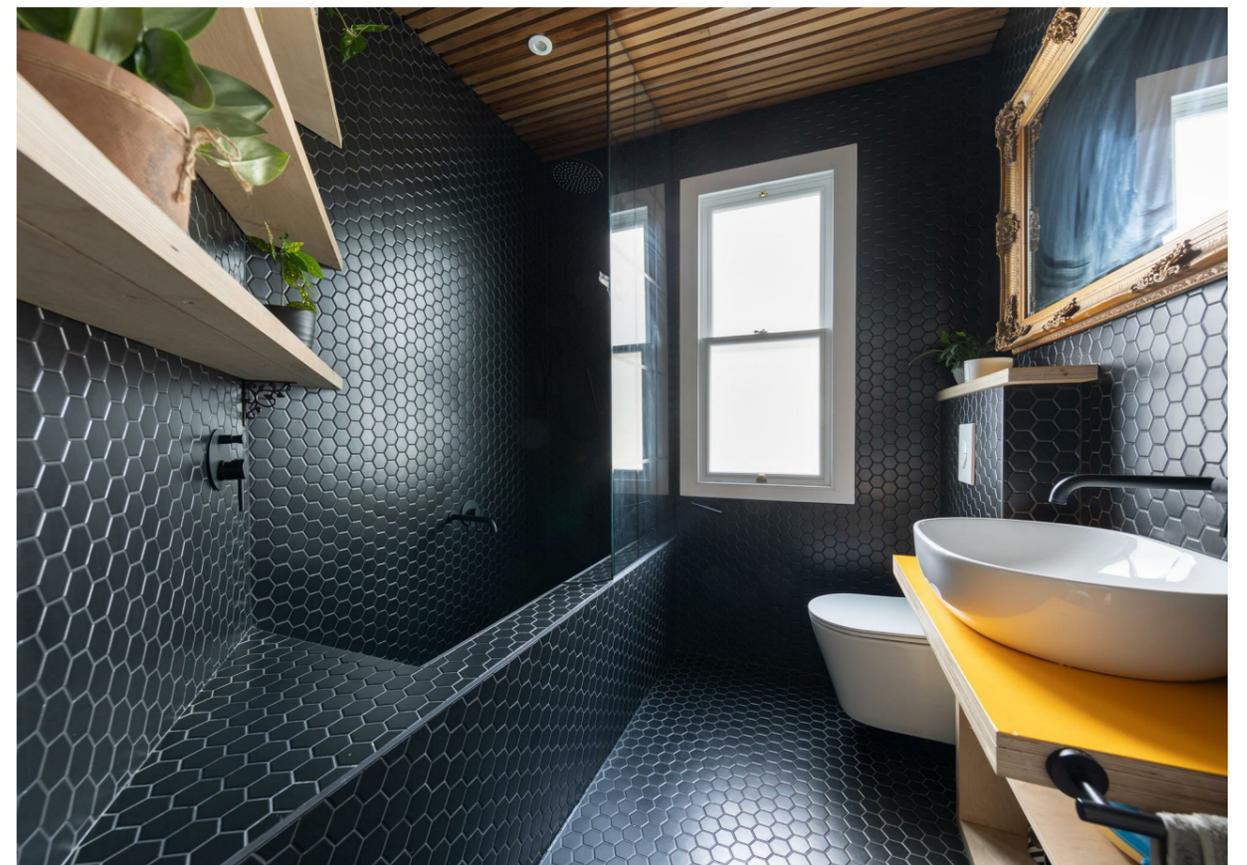
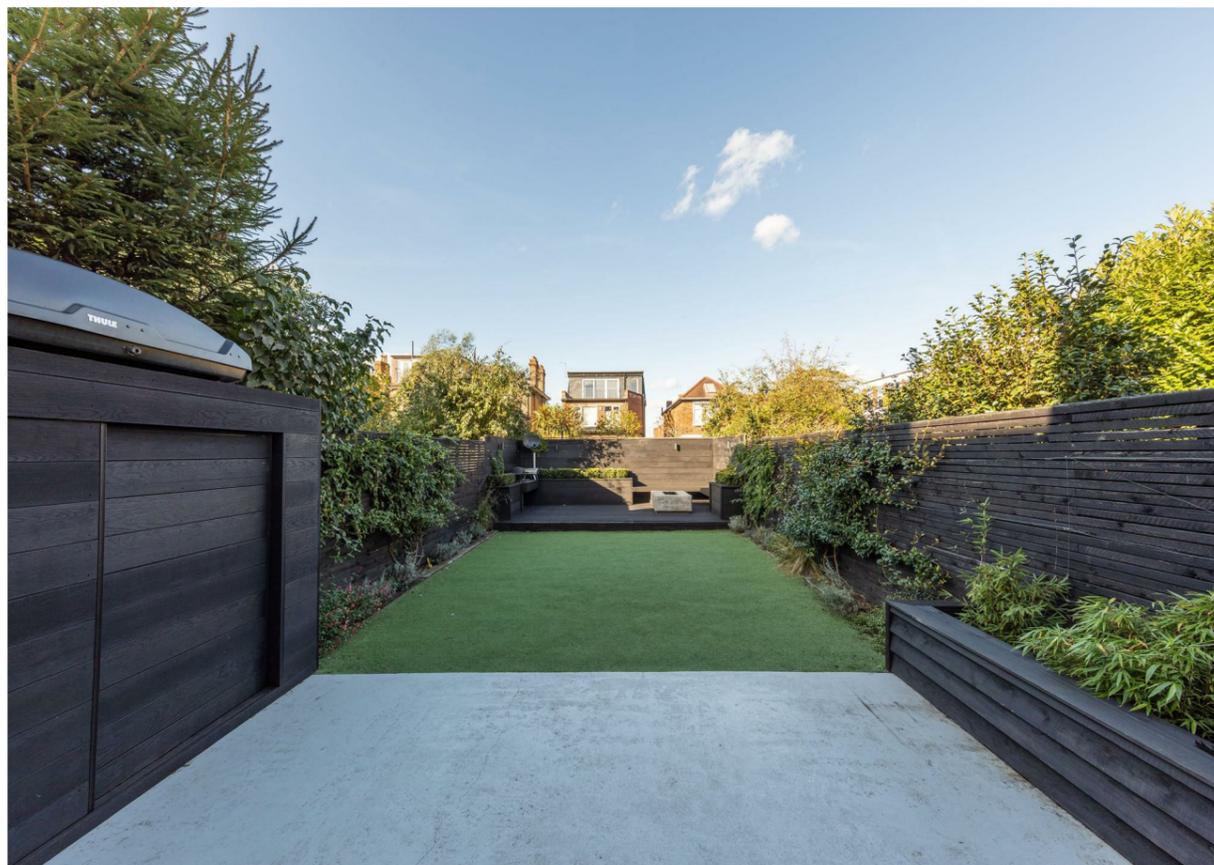
I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around.

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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**Basement**  
20'1" x 16'4"

**Reception Room**  
25'6" x 12'9"

**WC**

**Kitchen/ Diner**  
16'0" x 15'11"

**Bedroom**  
18'11" x 14'5"

**Bedroom**  
13'5" x 10'7"

**Bathroom**  
7'9" x 6'6"

**Bedroom**  
10'10" x 8'9"

**Bedroom**  
17'11" x 12'0"

**Ensuite**

**Bedroom**  
10'7" x 9'6"

**Eaves Storage**  
7'1" x 4'9"

**Garden**  
42'7"



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