



Total Area: 87.6 m² ... 943 ft²
All measurements are approximate and for display purposes only

- Reception Room
15'8" x 11'4"
- Kitchen
9'6" x 14'4"
- WC
- Bedroom
8'6" x 15'0"
- Bedroom
8'6" x 11'10"
- Bedroom
6'9" x 8'10"
- Bathroom
6'9" x 6'5"
- Garden
approx. 16'8" x 27'2"



Energy Efficiency Rating	
Current	Potential
74	87
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	



EAST WAY, WANSTEAD

Offers In Excess Of £575,000 Freehold 3 Bed House



Features:

- Three Bedrooms
- Close to Snaresbrook Station
- Freehold
- Potential to extend STP
- Chain Free
- Private Garden

This three bedroom terraced house offers a rare opportunity to create your perfect home whilst adding considerable value. Located just a ten minute walk from Snaresbrook tube station and the popular village centre of Wanstead, it has plenty of potential.

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

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0203 397 2222



IF YOU LIVED HERE..

You'd have your work cut out to start with but could create a fabulous contemporary home. There's lots of space to play with, with a generous 943 square feet of space inside and an approximately 450 sq ft rear garden. Although the property needs renovation throughout it has a considered layout that's ideally suited to modern living and great natural light thanks to lots of large picture windows. There's a living room, kitchen and WC downstairs, three bedrooms and a bathroom upstairs, and plenty of built-in storage throughout.

The house is located on the north side of a quiet residential street that has the feel of a mews, with sunny south-facing front windows that have views of the rear gardens opposite. Set back behind a front garden with two beds and a central paved path, the recessed front door opens into a hallway that has doors to the living room, kitchen, and WC, and two full height built-in cupboards. It also has a lovely line of sight right through to the garden.

The kitchen at the front of the property has a sunny, south-facing picture window above the sink at one end and a walk-in pantry at the other. The rear living room has a floor to ceiling picture window that frames the garden view, an adjacent full height window, and a glazed door that opens onto the garden terrace. The garden is mainly paved, with raised beds ready for planting, and a couple of specimen trees at the end.

Fenced and with an open aspect this has the potential to be a delightful private outdoor space.

There are two double bedrooms and a third single bedroom on the first floor as well as a family bathroom with a bath. The front bedroom is the largest, but the second bedroom has a large walk-in wardrobe. All bedrooms have modern picture windows, and the bathroom has a wide high level opening window.

The property has gas central heating and a functional fitted kitchen and bathroom, but the fixtures, fittings, and decor are all dated and need replacing.

WHAT ELSE

- There's a local shopping parade just a couple of minutes away around the green, and you'll be living close to the centre of the friendly village community of Wanstead, with its appealing range of local independent shops, cafes, delis and restaurants.
- It's a ten minute stroll to Snaresbrook station, where the Central Line has fast direct trains to Stratford, the City, and the West End.
- You're spoilt for choice when it comes to accessing parks and green spaces, with Memorial Green, Christchurch Green, Nutter Field, Leyton Flats and Roding Valley Park all within a mere ten minute walk.



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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