

## WOODCOTE ROAD, WANSTEAD

Guide Price £1,175,000 Freehold  
4 Bed House - Semi-Detached



### Features:

- Four Bedroom, Four Bathroom House with Study
- Two Bedrooms with En-Suites to the Loft
- Semi Detached
- Kitchen Diner Opening to Garden
- South Facing Garden Backing onto Woodland
- Side Access
- Utility Room and Off Street Parking
- Large Cellar
- Moments to Wanstead Village
- Close to Leytonstone

Bursting with ornate period features and an exceptional amount of living space, this immaculately presented, four bedroom, four bathroom, semi detached family home is a breathtaking arrangement of vintage style and contemporary luxury.

Your glorious, South facing rear garden is the perfect spot for summer barbecues and al fresco entertaining, with a dramatic, curved slate patio and a pergola adding dappled shade.

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

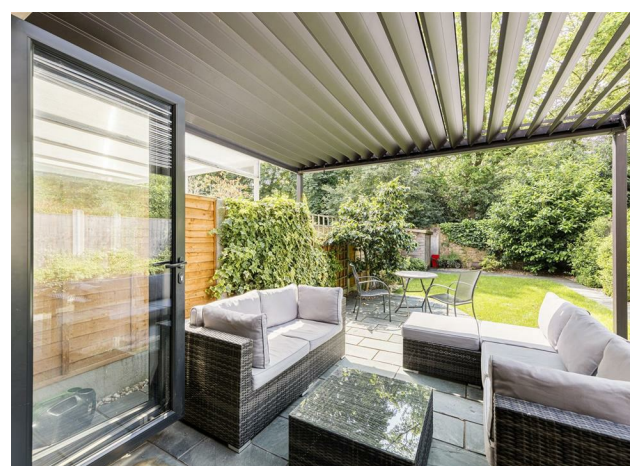
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



IF YOU LIVED HERE...

Your first reception room has a double mantled pewter and tiled hearth, with blonde timber hardwood underfoot and bright natural light spilling in from the bistro shuttered bay window. An efficient, vintage style radiator offers warmth on cold winter evenings, and feature in almost every room of your new home. Through to your enormous, open plan kitchen, diner and second reception room, you'll find glossy red and white splashbacks and smooth white cabinetry. There's also a huge, stainless steel, double range oven and a large open archway leads through to your dining area and second reception room.

In here, there's more of those beautiful floorboards, a modern hearth and concertina doors take you out across the patio and onto a generous stretch of lawn. Your ground floor is also home to a convenient utility room, with side access to the garden and street, and a handy shower room with WC. From the hallway you have stairs to your 370 square foot cellar, currently in use as a home gym. Upstairs on the first floor, there's your enormous family bathroom with a full white suite and standalone stroll in shower, another ornate vintage fireplace adds a unique touch to this elegant space.

You'll find two handsome double bedrooms, either side of the luxurious family bathroom, each with bright bay windows, built in wardrobes and ornate antique fireplaces. Your third and fourth double sleepers are on the second floor, both home to more purpose built wardrobes and en suite shower rooms. The loft bedroom to the front of your home has the additional benefits of extra eaves storage and a large bright

skylight. Finally, tucked away at the top of your home is your study, with another sunny skylight illuminating the space.

Only moments away on foot, you'll come to Belgique Wanstead Cafe, where you'll find an excellent selection of artisanal Belgian treats. As you make your way further into Wanstead Village you'll come across fine Indian, Spanish, Greek and Italian restaurants and you absolutely have to pop in for a glass of chilled white or full bodied red at MUST Wine Bar on the High Street. You also have direct access to the fringes of ancient Bushwood forest and the much loved Henry Reynolds Gardens, with its lovely children's playground. Keep wandering to the other side of the park and you'll arrive at Leytonstone High Road, where there's also a wealth of great restaurants, bakeries and gastropubs to choose from.

WHAT ELSE?

- You'll be through to Liverpool Street in just thirty two minutes door to door, on the rapid Central line from nearby Wanstead station.
- Your double driveway provides off street parking for two cars, and drivers have easy access to Essex, Suffolk and the arterial North Circular motorway.
- Within a mile of your home, there are ten primary and secondary schools that have achieved 'Outstanding' or 'Good' ratings from Ofsted.



WORD FROM THE OWNER

"We love Wanstead. It is our third property in the area since 1993, and each one has had it's own 'typically Wanstead' features. This one is no exception... it is a fantastic property bordered by forest and has all the features that an astute buyer would be seeking. It is a family home. It will accept ongoing love, but there's no work required at all. Our favourite spot is sitting outside under the louvred canopy with the sun streaming down and the forest in full green bloom. The Wanstead area is fabulous. It has a great high street, wonderful schools, caring neighbours and a great support network. We are truly sorry to be leaving."

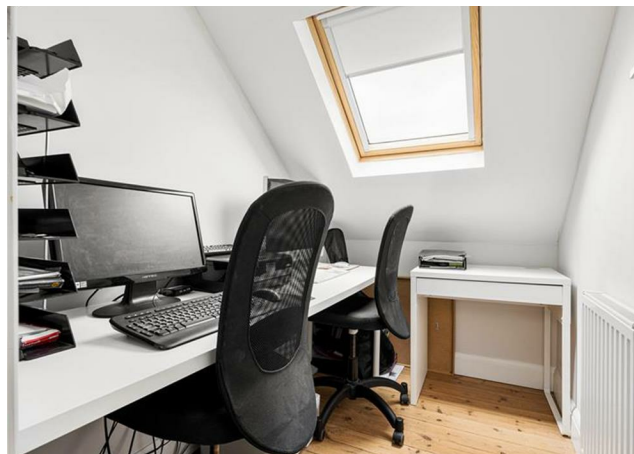
REQUEST A VIEWING  
0203 397 2222

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0203 397 2222

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



**Reception Room**  
11'11" x 11'10"

**Reception / Dining Room**  
10'10" x 19'3"

**Kitchen**  
10'11" x 10'6"

**Shower Room**  
3'10" x 8'0"

**Bedroom**  
14'3" x 11'10"

**Bedroom**  
10'10" x 14'2"

**Bathroom**  
10'7" x 10'5"

**Bedroom**  
9'8" x 12'2"

**Ensuite**  
6'10" x 4'10"

**Bedroom / Study**  
4'11" x 7'8"

**Bedroom**  
10'3" x 10'7"

**Ensuite**  
4'9" x 4'9"

**Cellar**  
16'7" x 22'2"

**Garden**  
20'0" x 44'7"



REQUEST A VIEWING  
0203 397 2222

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM