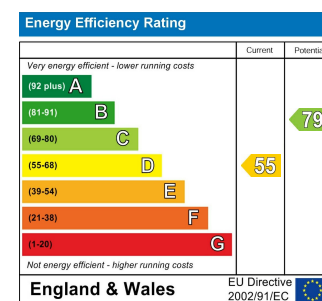




Total Area: 175.8 m<sup>2</sup> ... 1892 ft<sup>2</sup> (excluding roof terrace, eaves storage, garden shed, gymnasium)  
All measurements are approximate and for display purposes only.



## LANGLEY DRIVE, WANSTEAD

£1,350,000 Freehold  
5 Bed House - Semi-Detached



### Features:

- Five Bedroom Semi Detached House
- Driveway
- Master Bedroom With En Suite
- Large Family Bathroom
- Garden Studio
- Located In Sought After Warren Estate
- Short Walk To Wanstead Station
- Close To Wanstead High Street
- Chain Free

A gloriously spacious five bedroom family semi detached, surrounded by greenery and moments from Wanstead High Street and station. Arranged over three floors you have two bathrooms, roof terrace and a huge rear garden with versatile studio.

Currently in use as a home gym, your substantial timber garden studio totals 140 square feet, plus an additional sixty for storage. Ideal for turning to all manner of uses, this could also be guest accommodation or hobby space.

**E11, E7, E12 & E15**  
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#### IF YOU LIVED HERE...

You'll have 1900 square feet of space to explore, with many original, vintage features alongside sleek, modern designer finishes. Your hallway is laid open to your expansive, open plan ground floor. The initial through lounge is over thirty feet deep, with blonde engineered hardwood underfoot, high ceilings overhead and a smoky colour scheme up to the picture rail. An ornate timber mantelpiece and ebony, tiled hearth take centre stage.

A dedicated dining room sits off to one side and twin arches lead to a secondary lounge at the rear, with sliding patio doors leading out to your expansive patio and a lush length of artfully landscaped lawn, bursting with thriving greenery and mature trees and, of course, ending in that splendid studio. Back inside, your kitchen's dressed in smooth pale pine cabinetry and chunky matching worktops.

Upstairs, and your impressive principal suite features a generous 150 square foot sleeper, plus a Trulawn roof terrace with garden views, opposite a sleek en suite. Bedroom two to the front is another double, bay windowed and bright, while next door you have a generous single ideal for a child or home office. Your family bathroom's a bright, generous and comprehensive affair with full suite including tub and shower cubicle. A handy utility room completes things before

we head upstairs again for two more naturally bright bedrooms and a wealth of extra storage.

Outside and, as noted you're surrounded by nature, positioned as you are in the sought after Warren Estate, just moments from Wanstead Golf Club, Wanstead Park and Chalet Wood with a wealth of hiking and biking routes on your doorstep. Despite all this nature you're just a short hop from the City, with Wanstead tube less than half a mile on foot for the Central line and direct sixteen minute connections to Liverpool Street.

#### WHAT ELSE?

- Just past the station is Wanstead High Street, the bustling heart of this much loved East London village and home to a fine choice of independent cafes, restaurants and gastropubs.
- You have a large driveway with space for two cars, and drivers can reach the North Circular in just five minutes.
- There's an excellent choice of local schools, with five rated 'Outstanding' or 'Good' all within a twenty minute stroll of your new home.



#### A WORD FROM THE OWNER...

"All amenities within walking distance:"

- Forest
- Tube
- Shops
- Eating & Entertainment
- Good Schools
- Near motor way M11
- Residents look after plants

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**Entrance Hall**  
14'4" x 6'9"

**Reception Room**  
31'5" x 13'8"

**Reception Room**  
11'7" x 10'6"

**Dining Room**  
10'8" x 9'1"

**Kitchen**  
11'7" x 9'1"

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

**Bedroom**  
10'2" x 7'9"

**Bedroom**  
14'5" x 11'6"

**Utility Room**  
10'8" x 6'0"

**Bathroom**  
11'6" x 9'1"

**Bedroom**  
11'11" x 8'11"

**Bedroom**  
11'11" x 8'5"

**Eaves Storage**

**Eaves Storage**

**Roof Terrace**  
11'8" x 11'8"



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