

WOODBINE PLACE, WANSTEAD

Asking Price £715,000 Freehold
3 Bed House



Features:

- Three Bedroom House
- Large Reception, with Kitchen to the Side
- Conservatory
- Downstairs WC and Upstairs Family Bathroom
- Garage to the Rear of The House
- Set in the Heart of Wanstead Village
- Moments from Wanstead Tube
- Cash Buyers Only

A contemporary, smartly presented, three bedroom family home, bursting with unique and thoughtful design features. You have a large conservatory, beautiful courtyard patio and garage, all just moments away from Wanstead Village and station.

Your swift City commute will take just twenty five minutes from nearby Wanstead station, only four minutes away on foot. From here Central line services whisk you through to Stratford, Liverpool Street and Oxford Circus.

REQUEST A VIEWING
0203 397 2222

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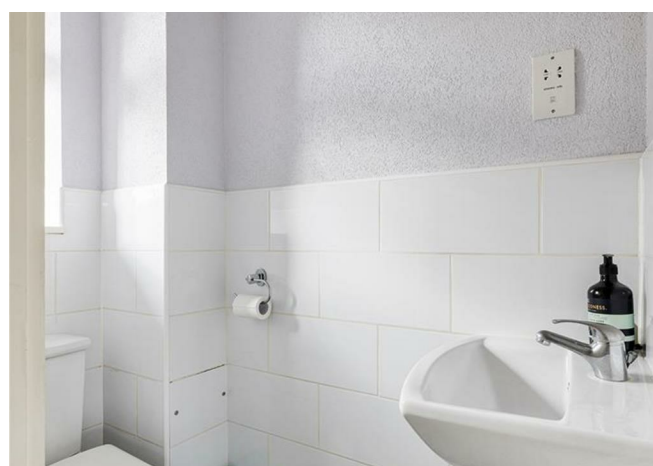
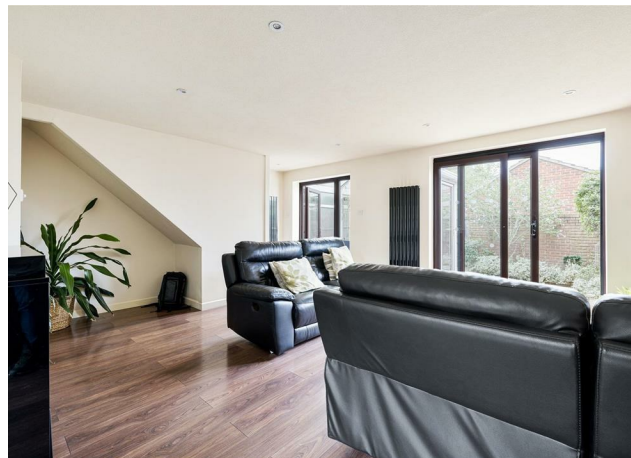
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IF YOU LIVED HERE...

As you walk up your driveway and step through your front door you'll find a handy ground floor WC to your left and a convenient utility room to your right. Your entrance hall continues down to a 260 square foot reception room, floored with smooth engineered hardwood and illuminated by accent spotlights and natural light pouring in from two sliding patio doors and the handsome adjoining conservatory. There's an asymmetric stairwell alcove that's perfect for use as a home working space and an open archway connects to your modern kitchen, full of timber cabinets, marbled countertops, glossy white splashbacks and sleek integrated appliances.

Access your brick walled patio garden via the patio doors or your beautifully curved conservatory, a serene space that's perfect for al fresco dining and entertaining. A garden gate leads out to your garage, but for now we'll head back inside and up to your first floor. In your 125 square foot principal bedroom, a recessed box bay window lights up the space and custom made integrated wardrobes provide ample storage. Two further bedrooms overlook the garden and both have more of those useful built in wardrobes. Finally, you'll find a smart family bathroom just across the landing, with floor to ceiling white tiling, slate grey flooring and a generous stroll in shower.

An easy ten minute walk brings you to the East side of much loved Wanstead Park, where you'll find tennis courts, lawn bowls, a golf course and plenty of footpaths and cycleways to explore. Even closer to home, only two minutes from your front door, is Wanstead Village High Street and a delightful array of independent shops and cafes, many overlooking Christchurch Green, another pretty place to go for an afternoon stroll. Your new family friendly local, The Bull, is also on the High Street. Soak up some rays in their sun trap beer garden or enjoy a hearty Sunday roast in the comfy interior.

WHAT ELSE?

- All of the primary and secondary schools within a mile of your home have been rated 'Outstanding' or 'Good' by Ofsted. There's also the independent Forest School less than a mile away, for children of all ages.
- Along Cambridge Park, facing onto George Green, there are a few fine dining establishments to choose from. Most notably, Dama de Elche, offering authentic Spanish tapas and fine wines in a cosy, relaxed setting.
- Each member of your family should be able to find something to suit their tastes at nearby Wanstead House Community Centre. Check out their excellent programme of classes and activities before they get booked up.



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

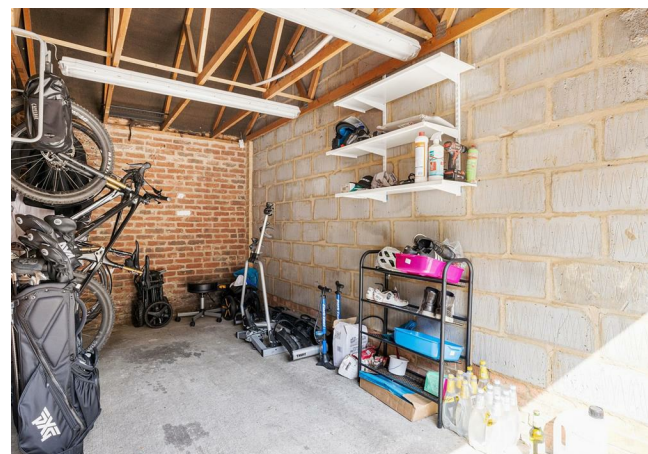
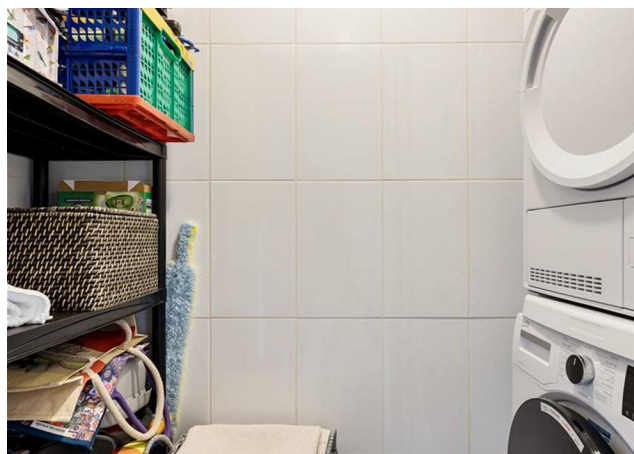
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Reception Room
19'5" x 13'10"

WC

Utility

Kitchen
10'5" x 6'11"

Conservatory
9'5" x 10'1"

Bedroom
9'1" x 6'9"

Bedroom
6'1" x 9'8"

Bedroom
11'2" x 11'4"

Bathroom
5'11" x 5'6"

Garden
approx. 20'4" x 19'8"

Garage



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