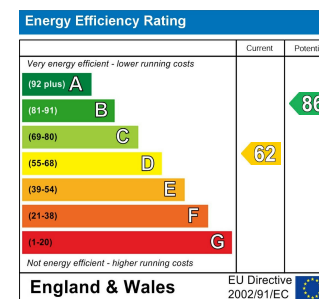
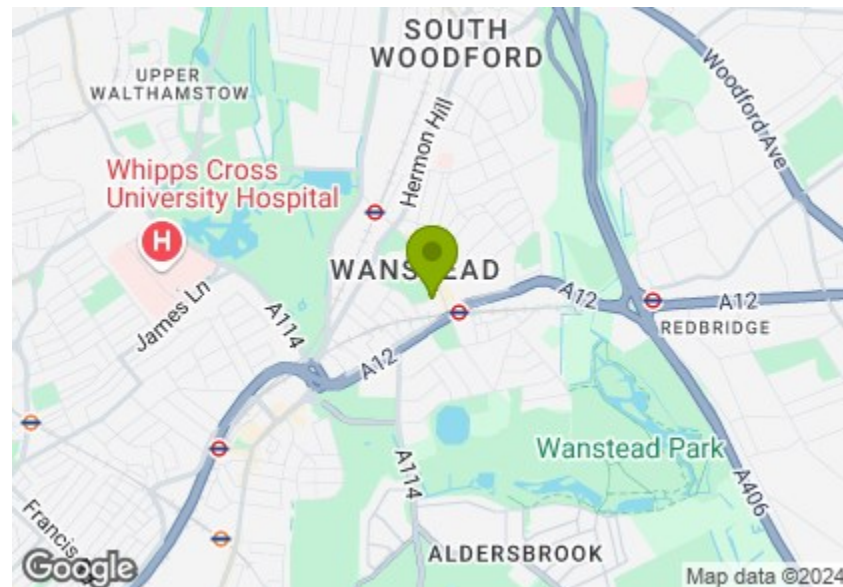


Total Area (Excluding Garden): 100.7 m² ... 1083 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



WOODBINE PLACE, WANSTEAD

Offers In Excess Of £925,000 Freehold 3 Bed Cottage



Features:

- Three Double Bedroom Cottage
- Off Street Parking
- Stylishly Extended and Refurbished by the Current Owners
- Open Plan Living to The Ground Floor
- Bespoke Joinery by master craftsman Adam Stevenson
- Burley Wood-burning Stove
- Utility Room and Downstairs WC
- Park Views
- Village Location
- Council Tax Band D

A lovingly developed, immaculately finished three bedroom end of terrace cottage, nestled amongst the leafy greenery of Wanstead Village. You have original features, bespoke designer touches and a wealth of sociable space inside and out.

With views over the tranquil natural space of Christchurch Green, and the bustling heart of Wanstead Village just a moments walk away, you couldn't be more perfectly placed for this sought after locale.

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IF YOU LIVED HERE...

You'll have over 1000 square feet of artfully arranged, elegantly styled space to stretch out in. Your expertly laid out ground floor is all sociable space, starting with your first reception, on your left as you enter. In here, as elsewhere, you have richly restored vintage timber floorboards underfoot, while a Burley wood burning stove sits in the chimney breast. Coming in at around 150 square foot, it's also laid semi open to your still more spacious kitchen/diner.

There's plenty of dining space here, with sleek, hard wearing smoke grey vinyl underfoot, plus a seamless suite of white cabinets with bespoke hardwood splashbacks and worktops. A bank of bi-folding patio doors open the whole space up to your effortlessly stylish courtyard, festooned with pots and secluded by high timber fencing. Back inside and your skylit utility room is ingeniously appointed with more bespoke joinery.

Your second reception completes the ground floor, a generous 150 square foot with a sky blue statement wall, tiled period hearth and more of those lovely vintage floorboards underfoot. Upstairs now, for your trio of double bedrooms, ranging from 100 to 140 square feet, each cosily carpeted with bespoke integrated storage and vintage hearths. Finally your family bathroom elegantly completes things in pristine, simple white, with tub and dedicated shower

cubicle.

Outside and, as noted, you have Wanstead Village on your doorstep. Here you'll find a whole host of much loved cafes, high end gastropubs and restaurants, plus a dedicated fishmongers and artisanal butchers as well as a choice of supermarkets. You have superb transport links nearby as well, it's just three minutes on foot to Wanstead tube, where the central line will whisk you directly to Liverpool Street and Tottenham Court Road in sixteen and twenty five minutes respectively, putting both the City and West end less than a half hour away door to door.

WHAT ELSE?

- When you want to escape town life completely, just take the half mile stroll to Eagle Pond, your gateway to the endlessly exploreable greenery of Epping Forest. Once the playground of Tudor Kings, it's still a great spot for a morning jog or an evening stroll.
- Parents will be pleased to find eight 'Outstanding' or 'Good' primary/secondary schools less than a mile away on foot. The 'Outstanding' Wanstead Church School is less than five minutes on foot.
- You've a whole host of favourite new wining and dining establishments to discover, but be sure to explore nearby Nightingale Lane and the award winning Nightingale On The Green. A guaranteed date night delight.



A WORD FROM THE OWNERS...

"We have lived in Wanstead 10 years and in this house around eight. Each morning we try and drink our tea looking out over Christchurch Green. The trees and colours change depending on the season, but it feels special on even the duller day.

Wanstead is great - close to work and quick to get into town, woods for biking and running, and so many lovely places for food, shopping, coffee and cake. When we had children it was brilliant to have a playground, library and nurseries so close - not to mention the endlessly entertaining dens and muddy puddles of Wanstead Park and Flats. And now they are bigger they walk to an outstanding school over the Green.

We chose the house based on location - we have always lived in the city centre and like the feeling that there is a buzz and the convenience of everything you need on the doorstep. We tried to make the house a calm haven to step back into so we can all refresh and go back out and enjoy again!"

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Reception
11'3" x 13'7"

WC

Reception
12'4" x 10'11"

Kitchen/Diner
26'10" x 9'3"

Utility

Garden
18'10" x 14'6"

Bedroom
12'4" x 10'11"

Bedroom
11'2" x 10'11"

Bathroom
8'0" x 7'9"

Bedroom
10'11" x 9'3"



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