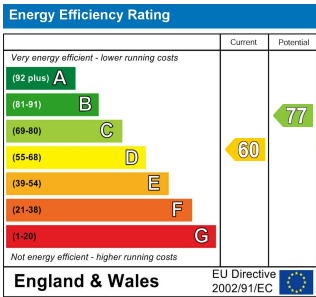




Total Area (Excluding Eaves Storage): 105.2 m² ... 1133 ft²

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.



NUTTER LANE, WANSTEAD

Offers In Excess Of £885,000 Freehold

3 Bed House - End Terrace



Features:

- Three Bedroom House
- End Terrace
- Very Well Presented
- Large Wrap Around Garden
- Stunning Views Across Nutter Lane Field
- Ground Floor Utility And WC
- Bright, Spacious Kitchen Diner
- Three Double Bedrooms
- Short Walk To Wanstead High Street And Station

A stylish and sizeable, three double bedroom family end terrace, with a large wrap around garden and spectacular views across Nutter Lane Field. All just minutes away from the transport links and amenities of bustling Wanstead High Street.

Wanstead station is an easy ten minute stroll from your front door. From here the rapid Central line whisks you through to Stratford in eleven minutes, Liverpool Street in twenty two and Oxford Circus in thirty two minutes.

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

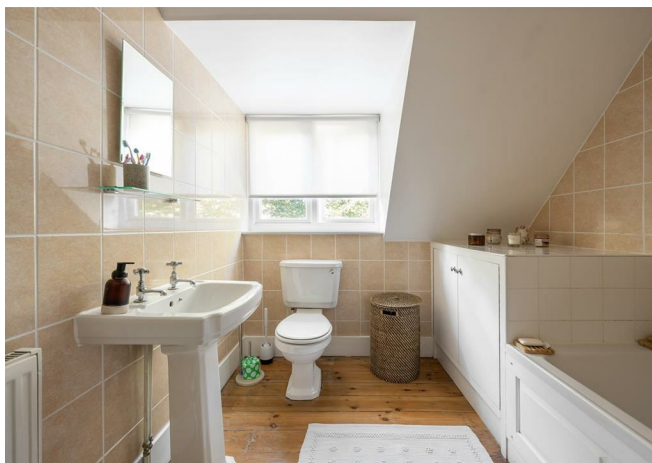
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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



REQUEST A VIEWING
0203 397 2222

IF YOU LIVED HERE...

Your beautifully maintained front garden has generous stretches of lawn either side of your lengthy footpath, all surrounded by neat hedgerows and timber fencing. You can follow the path to your front door or take the side gate into another handsome section of rear garden and entertaining patio. From here, double doors provide direct access to your 430 square foot, open plan kitchen, lounge and diner. A glorious space filled with soft neutral floor tiles and paintwork, solid hardwood cabinets and chunky pale grey countertops. A Stoves chef's oven is framed by a gas hob and stainless steel extractor hood, and there's a handy utility room alongside, with a heated towel rail, WC and sink.

Entering from the front, you're greeted by a welcoming hallway and another large reception room, finished with smooth timber flooring, an ebony, vintage tiled working fireplace and a bright, triple paned leaded window that overlooks that substantial, secluded front garden. Up on the first floor you'll find your huge, 180 square foot principal bedroom, with more of those gorgeous blonde floorboards and another broad leaded window casting light over the room. A second double bedroom sits next door, equally bright and tasteful, and with pleasant views of your tranquil rear garden.

Completing the first floor set up, you've a sophisticated, spacious family bathroom. Home to lovingly restored timber floorboards, glossy sandstone wall tiles, a classic white suite, chrome heated towel rail and a mixer shower over the tub. On the second floor, in the loft, you'll find your third, 175 square foot, double bedroom. With an

abundance of space, including extra eaves storage running along either side, soft plush carpet underfoot and another large, bright window framing garden views.

You've a choice of two new family friendly locals, The Duke Wanstead or The Bull at Wanstead, both just a ten minute walk from your front door. At The Duke, one of Time Out's favourite pubs in 2016, there's a sheltered beer garden, hearty Sunday roasts and a relaxed friendly atmosphere. At The Bull, you'll find more of the same and it's the perfect place to start working your way up the vibrant High Street, filled with wonderful restaurants, taprooms and wine bars. We'd particularly recommend Bare Brew for tasty craft beers and MUST Wine Bar for an international selection of fine vintages.

WHAT ELSE?

- Your new home overlooks lush, green Nutter Lane Field, which has bowls and tennis clubs at either end and is the perfect spot for dog walking or a quick morning run.
- In fourteen minutes on foot or six minutes by car you'll arrive at Wanstead Leisure Centre, where you'll find a range of fitness classes, fully equipped gym and indoor sports courts. The local council are currently extending the facilities to include a swimming pool and dance studios, with work due for completion by the end of 2025.
- There are twelve primary and secondary schools within a mile of your home, with Wanstead High, Nightingale Primary and Wanstead Church School all less than half a mile away.



A WORD FROM THE OWNERS...

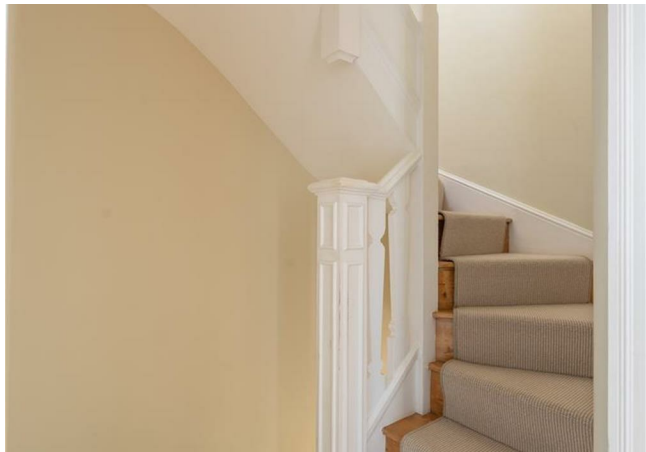
"We've lived here since 2012 and love the house and the area. We've extended the house and preserved some of the original features. With two growing kids, it is now time for us to move and we hope the next owner loves it as much as we do."

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 2222

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Reception

10'5" x 11'1"

Kitchen / Lounge / Diner

16'6" x 26'6"

Utility / WC

7'0" x 6'4"

Bedroom

16'7" x 11'1"

Bedroom

8'1" x 12'5"

Bathroom

7'8" x 8'10"

Bedroom

11'3" x 16'0"



REQUEST A VIEWING
0203 397 2222

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM