

EAST WAY, WANSTEAD

Offers In Excess Of £725,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Recently Renovated
- Close to Wanstead High Street
- Private Garden
- Close to Wanstead Station
- Freehold
- Closed to Outstanding Schools

Situated in a sought-after spot just minutes from Wanstead tube, this three-bedroom property has all the makings of a perfect family home, with its excellent layout, recent renovation and proximately to outstanding schools. As well as the ground floor WC and first floor bathroom, there's a private garden at the rear, and there's plenty of greenery beyond. The food and drink-based amenities found around the village-esque hub of Wanstead are top class too.

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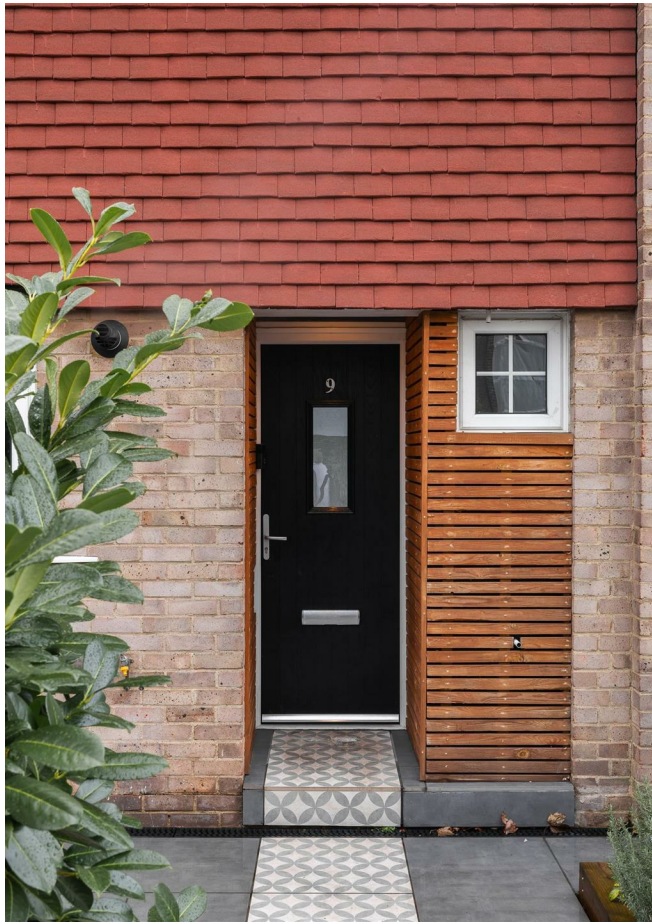
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IF YOU LIVED HERE...

Beyond that smart - and distinctly mid-century modern in style - frontage, you'll find a fantastically proportioned home with the perfect set-up for a family. The placement of the kitchen at the front of the home follows one of our favourite layouts. Here you'll find ample storage space, quality appliances and stylish herringbone-style tiling. There's plenty of room for a dining table, too.

At the rear you have your vast reception room, which is full of natural light thanks to generous patio doors. The decor is immaculate and the bespoke carpentry masterful. At the rear, the garden is perfectly low maintenance, although the planters provide opportunity to keep green fingers busy. When the sun is shining you'll love sitting at the end under your majestically mature tree, bliss.

Upstairs, you have three immaculate bedrooms, two of which have more cleverly designed custom storage. There's also a smart family-bathroom, with an over-tub shower and floor to ceiling tiling. Don't forget your downstairs WC though - a great convenience.

Beyond, venture down your tree-lined street to the village-esque hub of Wanstead and you'll feel a world away from the bustle of London life. With everything from horse riding, farmer's markets, charming pubs and lush greenery on your doorstep, it's easy to forget that you're only about 17 minutes away from the City on the tube (which is a 12 minute walk away).

If you want to stay local, though, La Bakerie will always be a winner on work from home days, but for a treat, book in for the excellent Provender Restaurant or the Cardamom Room. Takeaway? Tiffin Tin is fantastically popular throughout the whole area, as is Luppulo Pizza.

As for green space, to the south you'll find Wanstead Park, a much loved community space and landmark of historical importance. Chalet Wood there is particularly popular during bluebell season. To the west you've got Epping Forest's Hollow Ponds, where you can even rent a rowing boat during summer months.

WHAT ELSE?

- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area - this is one of the main reason why the area is so popular. Wanstead High School is just 0.6 miles away.
- You also have easy access to South Woodford, where you have even more amenities, including Marks & Spencer, Waitrose and an impressive Art Deco Odeon cinema. Leytonstone and Walthamstow are both close to hand too.
- New local? You've moved at the perfect time because the George and Dragon has just undergone a big renovation and now boasts stunning interiors, a brilliant menu and buzzing atmosphere. It's just 11 mins away on foot. The Cuckfield and Duke are even closer and just as warm and friendly, so you're spoilt for choice.



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
15'8" x 14'7"

WC

Kitchen / Diner
9'6" x 14'4"

Bathroom
6'9" x 6'5"

Bedroom
8'6" x 14'11"

Bedroom
8'5" x 14'9"

Bedroom
6'9" x 8'11"

Garden
29'10"



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