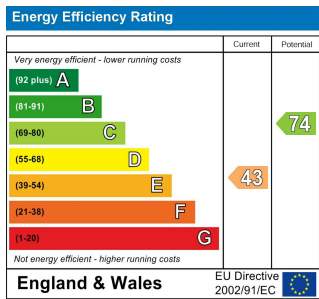




Total Area (Excluding Eaves Storage & Cellar): 181.9 m² ... 1958 ft²

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.



## BELGRAVE ROAD, WANSTEAD

### Offers In Excess Of £1,250,000 Freehold 4 Bed House



#### Features:

- Four Bedroom House
- Fully Extended by the Current Owners
- Large Open plan Kitchen Diner
- Bi-Fold Doors out to the West Facing Private Garden
- Beautifully Curated with Stylish Design
- Downstairs WC
- Cellar
- Off Street Parking
- Double Garage and Rear Access to the Property
- Quiet Location Moments from Bushwood

This beautifully curated and fully extended four bedroom family home is in a quiet residential area on the green borders of Bushwood and Wanstead Flats. Arranged over three storeys, with a vast and bright kitchen/diner. This is a fine find.

Leytonstone station is just a fifteen minute walk. Hop on to the rapid Central line for sixteen minute direct connections to Liverpool Street. Equally as close is Leytonstone High Road overground, for the Gospel Oak to Barking Riverside line.

REQUEST A VIEWING  
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hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
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**E17 & E10**  
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**E8, E9, E5, N16, E3 & E2**  
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# IF YOU LIVED HERE...

Your first reception room is grand, stylish affair, with broad hazel herringbone floorboards, a matt teal paintjob up to the picture rail and an ornate pewter mantel with chequerboard hearth. The whole room is bathed in natural light from your enormous bistro shuttered bay window. From your hallway you'll find stairs down to your large cellar and there's also a beautiful cloakroom WC, with geometric flooring, a statement dusky pink basin and brass fixtures and fittings. Next is the main event - your incredible, 650 square foot, open plan kitchen, reception and dining room. An instantly enchanting versatile space.

There's more of that herring bone timber underfoot, stylish pendulum lighting and two huge skylights overhead, plus another dramatic vintage fireplace adding brightness and warmth. Smooth navy blue cabinetry, an integrated chrome dual oven and sleek white countertops frame the central chef's island and breakfast bar, before the concertina doors open up and extend your living space even further into your serene patio and garden. At the rear of your garden you'll find a sizeable studio, great for storing bicycles and barbecue equipment.

Back inside and you'll head upstairs to your softly carpeted principal bedroom with another bright bay window, built in storage and a vintage decorative radiator cover. There's another generous double sleeper next door with more built in storage and an antique, ebony hearth with tiled surround. Your third sleeper features the original sash window but has a flawless contemporary design aspect, with a unique alcove corner

arch. Your family bathroom completes this floor, with two bright windows, decorative mosaic tile trim and a shower over the tub.

Up in your artfully extended loft, you'll find an impressive 400 square foot suite, currently in use as a cross purpose exercise and entertainment room. Two skylights and a large window, overlooking your rear garden, illuminate blonde timber flooring. Extra light from your hallway filters through an ornamental glass brick window and there's plenty of storage in the eaves and your built in wardrobe. A spacious stroll in shower room adds the finishing touch to this spectacular family home.

# WHAT ELSE??

- Parents will be delighted to know that there are eleven primary and secondary schools within a one mile radius of your home, all of which have been rated 'Outstanding' or 'Good' by Ofsted.
- There's a beautiful children's playground at Henry Reynolds Gardens, just a ten minute stroll through Bushwood.
- On date night, head over to eco-friendly Mammoth Tap for a craft beer and carry on to Bocca Bocca for some authentic Italian pizza and pasta.



# 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 thebest 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**  
14'0" x 15'3"

**Porch**

**Kitchen/Diner**  
20'6" x 31'5"

**Bedroom**  
8'0" x 9'7"

**Bedroom**  
12'3" x 17'0"

**Bedroom**  
12'2" x 13'5"

**Bathroom**  
8'0" x 5'6"

**Bedroom**  
20'8" x 19'7"

**Bathroom**  
8'8" x 4'10"

**Eaves Storage**

**Cellar**  
29'10"

**Garden**  
85'9" x 21'1"



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