



GORDON ROAD, WANSTEAD

Offers In Excess Of £900,000 Freehold

3 Bed House



Features:

- Three Bedroom Victorian Terraced House
- Bay Fronted
- Two Receptions
- Ground Floor WC
- Three Double Bedrooms
- Private Garden
- Short Walk To Wanstead High Street
- Close To Wanstead Station
- Potential To Extend STP

With an enviable location in Wanstead, this stunning three-bedroom Victorian home has a brilliant balance of period features and contemporary updates. Highlights include the two reception rooms, spacious kitchen/diner, ground floor WC, first floor bathroom and sizeable garden. It already comes in at an impressive 1145 square foot, but there's potential to extend the space further - excellent news for growing families. On a similar subject, there are fantastic local schools, as well as plenty of greenery, plus excellent transport links thanks to its proximity to Wanstead station.

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IF YOU LIVED HERE...

Coming in a 1145 square foot with potential to extend, this is a brilliant property to call your own, while the area is a fantastic place to lay down roots. Great schools, plenty of greenery and wonderful amenities – it's got it all.

Your two receptions have been opened up into a beautiful dual aspect double space, full of period charm and awash with natural light. The ornate fireplace, beading, bay frontage and original floors are a reminder of the home's Victorian roots, but the neutral decor and polished finish bring it all bang up to date.

The kitchen/diner is just as spotless, with charming units and fittings. During warmer months, you can spill outside to the rear garden and enjoy the beautiful array of mature foliage on display, as well as the storage.

Back inside, don't forget the ground floor WC before heading up to the first floor. Here you'll find three pristine bedrooms with more lovely features, plus a smart bathroom.

Beyond, venture down your tree-lined street to the village-esque hub of 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.

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-east 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 0.7 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. The Bushwood area and Leytonstone are also close to hand.
- 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 is 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

11'9" x 13'11"

Reception Room

9'11" x 11'9"

WC

Kitchen / Diner

8'8" x 14'0"

Bedroom

15'7" x 13'10"



Bedroom

9'11" x 11'11"

Bathroom

5'3" x 8'5"

Bedroom

8'8" x 9'11"

Garden

15'8" x 41'7"



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