



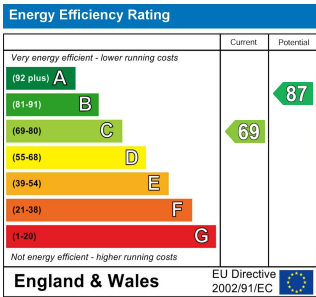
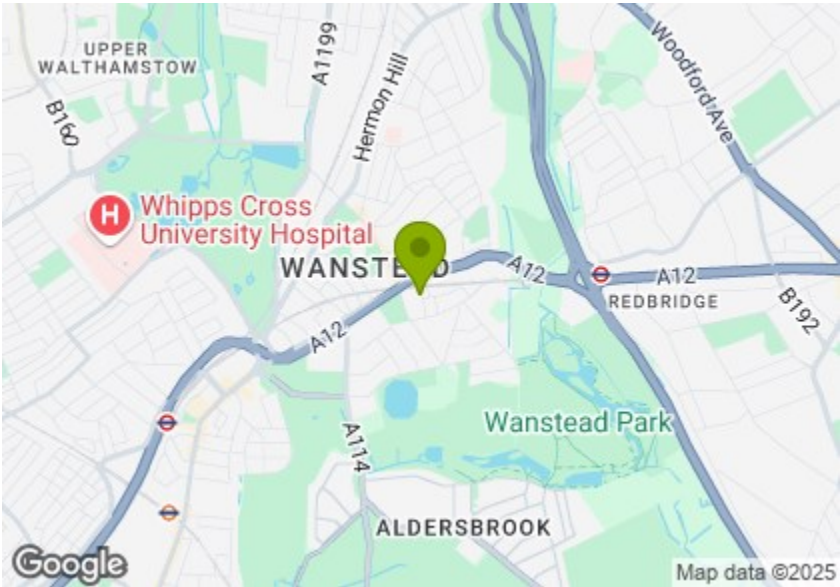
MANSFIELD ROAD, WANSTEAD  
Offers In Excess Of £775,000 Freehold  
3 Bed House - Mid Terrace



Features:

- Three Bedroom Freehold House
- Bay Fronted
- Through Reception
- Private Rear Garden
- Moments to Wanstead Tube
- Close to Wanstead Village

With an enviable location in the heart of Wanstead, this three-bedroom home has a sublime balance of period charm and contemporary convenience, with multiple highlights inside and out, from the open plan-style through-lounge to the west-facing rear garden. While it already comes in at almost 1000 square foot, there's potential to redevelop the space further - excellent news for growing families. On that note, 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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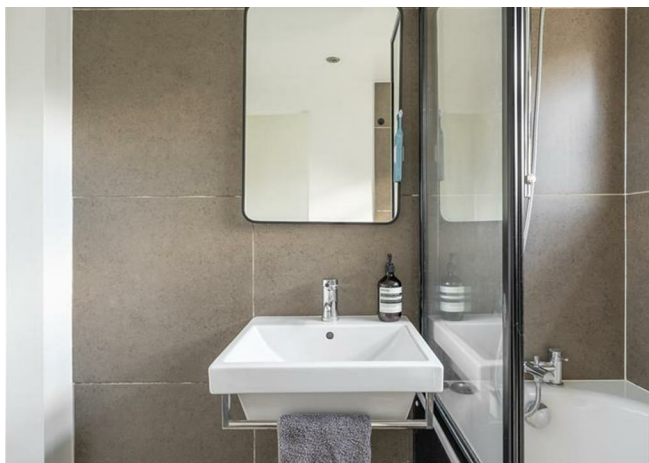
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# IF YOU LIVED HERE...

Coming in at almost 1000 square foot with the ripe opportunity for further development, this is a brilliant property to call your own, while the area is a wonderful place to lay down roots. Great schools, plenty of greenery and excellent amenities - it's got it all.

Your large through-lounge is fantastically open plan, full of period charm and awash with natural light thanks to the striking bay windows with sash frames. The ornate fireplace is a reminder of the home's traditional roots, but the neutral decor and polished finish bring it all bang up to date.

Conveniently extending from this space, the kitchen is spotless with sleek units and fittings, while the bathroom is just as contemporary, with floor-to-ceiling large format tiles and smart fittings.

At the rear, your garden is simply gorgeous, with the charming brick wall and mature foliage creating the perfect backdrop. You've got an excellent combination of lawn and paved patio, so dining al fresco will be a dream - and as you're west-facing, you'll benefit from optimum sunshine.

Back inside, head upstairs to the first floor where you'll find three pristine bedrooms with more lovely features and gorgeous decor.

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 a capital city. 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 Liverpool St on the tube (which is a two 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 Alba Trattoria. Takeaway? Tiffin Tin is fantastically popular throughout the whole area, as is Luppolo 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?

- 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.
- 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 0.2 miles away.



# A WORD FROM THE OWNER.....

"We first moved to Wanstead as a young family as we wanted greener space and good school options for our kids. We also both work in central London but needed that fresh air after a long day. Wanstead proved perfect as the forest is about a 7 minute walk to the woods and escapism. As well as being perfect for access to the tube and high street. The neighbourhood and my neighbours are the best, I wish I could take them with me. It's safe for our teenage children too. And you can have a social life with locals friends easily with all the pubs and cafes. It's a wonderful neighbourhood, that's why we aren't leaving just upsizing."

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**Reception**

13'10" x 24'3"

**Kitchen**

8'11" x 12'11"

**Bathroom**

**Bedroom**

13'11" x 10'11"

**Bedroom**

8'8" x 11'1"

**Bedroom**

9'1" x 13'0"

**Garden**

15'5" x 21'3"



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