



WOODCOTE ROAD, WANSTEAD

Offers In Excess Of £1,150,000 Freehold
4 Bed House



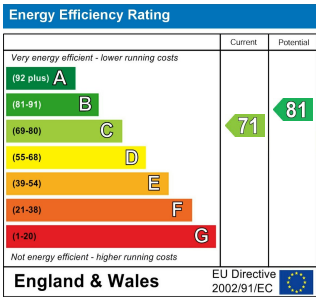
Features:

- Four Double Bedroom Freehold House
- Stunning Kitchen Diner
- Large Private South Facing Garden
- Bay Fronted Reception With Marble Fireplace
- Plantation Shutters to the Front of the House
- Three Bathrooms
- Cellar and Eaves Storage
- Off Street Parking
- A Short Walk to Wanstead Tube
- Surrounded by Woodland and Moments to Wanstead Park

Tucked away on a peaceful, tree-lined street just moments from the open green spaces of Wanstead Park, this elegant four double bedroom, three-bathroom home offers generous proportions, quality finishes, a stunning kitchen/diner, cellar and eaves storage, a large south-facing garden, off-street parking, and that perfect blend of charm and modern comfort.

Set in one of East London's most desirable neighbourhoods, the home is moments from Wanstead's vibrant high street, with its mix of cafés, pubs, shops and local favourites. You're also within easy reach of Leytonstone and the popular Bushwood area, offering even more green space, amenities and atmosphere. Excellent schools are nearby, and Wanstead Underground Station is a short walk away, providing quick Central Line access into the City and West End.

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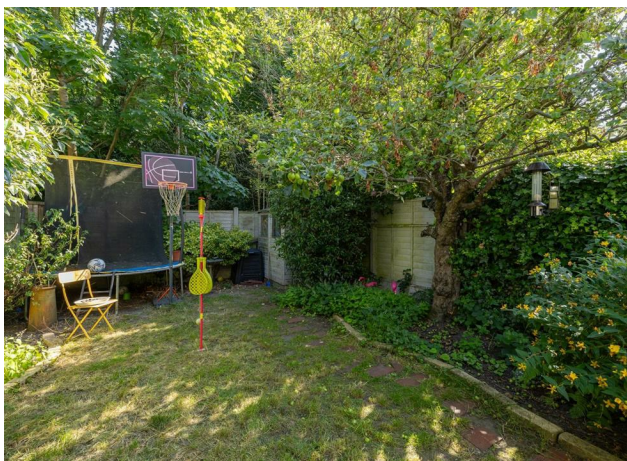
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IF YOU LIVED HERE...

Set behind a smart brick-and-render façade with off-street parking, the house welcomes you via a light-filled entrance hall, where period features such as the ceiling rose immediately catch the eye. Off it, your bay-fronted reception room is full of charm, with a deep blue colour palette, classic plantation shutters, and a striking marble fireplace.

To the rear, a stunning extended kitchen/diner spans the full width of the home — an ideal social space, featuring stylish units, modern appliances, brass fittings, a butler sink, and a bright dining area that opens onto the generous south-facing garden. This gloriously leafy space includes a wonderful seating area and rear lawn.

There's also a separate utility room, a stylish ground-floor shower room, and access to a useful cellar for additional storage.

Upstairs, the first floor offers three double bedrooms and a contemporary family bathroom, with the master bedroom spanning the full width of the house. A fourth double bedroom on the second floor comes with an en suite and built-in eaves storage, offering a peaceful retreat or guest space.

Just a 10-minute walk away, Wanstead station connects you to the City in around 17 minutes via the Central Line — making commuting a breeze. Yet despite the easy access to central London, your peaceful, tree-lined street and the village-like charm of

Wanstead feel a world away, with horse riding, farmers' markets, cosy pubs, and abundant green spaces right on your doorstep.

If you're staying local, 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 Luppolo Pizza. As for local pub, the George and Dragon has just undergone a big renovation and now boasts stunning interiors, a brilliant menu and buzzing atmosphere. It's just 10 mins away on foot.

WHAT ELSE?

- 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 north-west you've got Epping Forest's Hollow Ponds, where you can even rent a rowing boat during summer months.
- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area - this is one of the main reasons why the area is so popular. Wanstead High School is just 0.7 miles away.
- You're also brilliantly near Leytonstone and the much sought-after Bushwood area, where there are more excellent perks, including the North Star, an authentic and friendly pub buzzing with locals and serving up delicious Thai food and pizzas. There are other gems nearby such as Homies on Donkeys, which won BBC2's Britain's Top Takeaway, and Mum Likes Thai Food.



A WORD FROM THE OWNER...

"Living in Woodcote Road for the past seven years has been a dream come true, especially since the kitchen rebuild four years ago. We transformed a dark, closed-off space into a light-filled, forest oasis that brings the outside in. I love nothing more than a morning cuppa or evening glass of something, sitting on the completely private, south-facing deck, listening to birds singing in the trees.

Being a non-driver, the location of Woodcote Road, slap bang in the middle of three different tube stations, multiple bus routes and new cycle lanes, has been a godsend, and it's such a nice easy stroll to the high street, shops and both our children's schools.

The street itself is full of lovely, friendly neighbours, with two annual street parties and a Christmas advent window display each year, which my daughter and I have loved to join. I hope the next family makes as many happy memories here as my family and I will cherish."

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Reception Room

12'1" x 13'7"

Utility Room

11'1" x 18'9"

Kitchen

10'11" x 15'11"

Dining Area

14'11" x 7'2"

Shower Room

3'10" x 7'11"

Cellar

5'4" x 21'1"

Bedroom

16'11" x 13'11"

Bedroom

11'1" x 10'7"

Bathroom

7'7" x 5'2"

Bedroom

10'11" x 10'3"

Bedroom

9'8" x 16'11"

Bathroom

Eaves Storage

Garden

42'7"



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