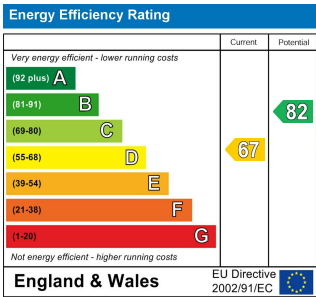


Total Area: 83.0 m² ... 894 ft²

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.



HALSTEAD ROAD, WANSTEAD

Offers In Excess Of £850,000 Freehold
2 Bed House - Semi-Detached



Features:

- Two Bedroom Semi Detached House
- Private West Facing Garden
- Off Road Parking
- Side Access
- Two Double Bedrooms
- Stylish Kitchen With Integrated Appliances
- Plantation Shutters
- Modern Bathroom
- Wanstead Village Location
- Short Walk To Wanstead High Street And Station

This gorgeously designed two double bedroom semi-detached home sits in the heart of Wanstead, offering the perfect balance of peace and convenience. You'll enjoy a private west-facing garden, side access, off-road parking, and all the buzz of Wanstead on your doorstep — plus South Woodford close by and Snaresbrook station just five minutes away for easy Central line connections.

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0203 397 2222

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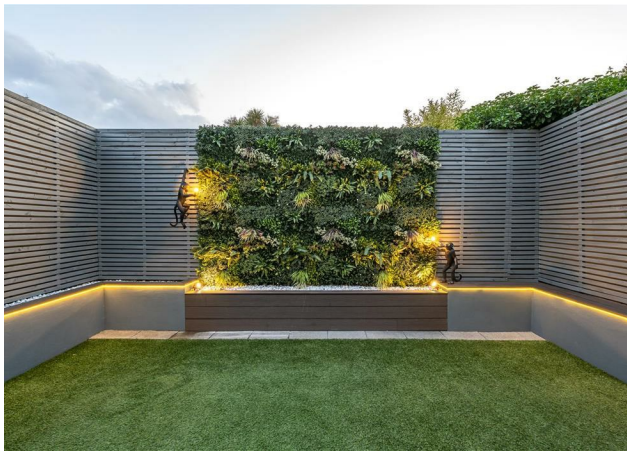
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

Step inside this charming two-bedroom semi-detached home and you're greeted by a beautifully finished hallway. Beyond, the light-filled reception features a bay window with classic plantation shutters, allowing sunshine to pour in while maintaining privacy. There's plenty of space for both relaxing and entertaining, with tasteful finishes lending a stylish, contemporary feel throughout.

Head through to the rear and you'll find the heart of the home — a stunning kitchen/diner that's both sleek and practical. With integrated appliances, smart cabinetry, and a generous breakfast bar, it's the perfect spot for everything from morning coffee to hosting friends. Skylights and bi-fold doors flood this space with natural light and seamlessly connect the indoors to the west-facing garden. Step outside to enjoy low-maintenance greenery, a patio for al fresco dining, and the bonus of side access — ideal for bikes, bins, or gardening gear.

Upstairs, both bedrooms are doubles, are thoughtfully decorated and filled with light. The bedroom at the front boasts more of those elegant shutters and in-built storage. The bathroom blends period charm and contemporary convenience perfectly, with stylish tiling and quality fittings that make busy mornings a breeze.

Outside, there's off-road parking — a real bonus in this sought-after pocket of Wanstead. Head towards the village-style high street and you'll find farmers' markets, horse riding, cosy pubs and green spaces that feel a world away from the city. Yet with

Snaresbrook station just five minutes' walk, you can be in the City or West End really quickly thanks to the Central line.

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. Your new local? How about the converted 19th century coaching inn The Cuckfield, which is a three minute stroll away.

You also have easy access to South Woodford, where you have even more amenities, including Marks & Spencer, Waitrose and an Odeon cinema. Leyton and Walthamstow are both close to hand too.

WHAT ELSE?

- The mix of independents and chains on the vibrant High Street means you'll never be stuck for any last minute essentials.
- 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 0.8 miles away.
- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within the independent Forest School but accessible by the public via membership.



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

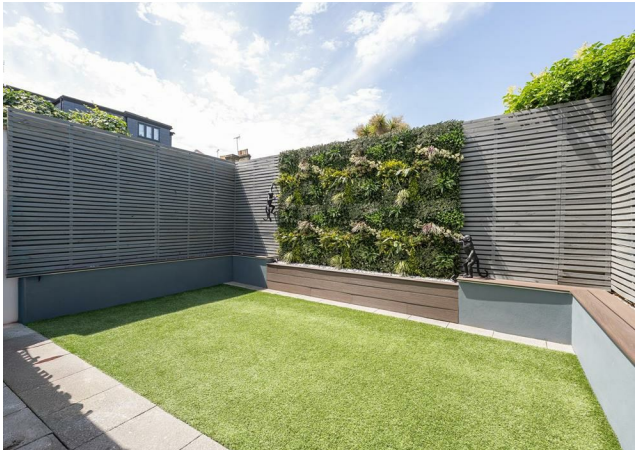
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Reception

12'11" x 22'5"

Kitchen/ Diner

15'5" x 11'10"

Bedroom

16'2" x 10'8"

Bedroom

9'6" x 9'5"

Bathroom

7'9" x 6'1"

Garden

14'3" x 18'8" wide



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