



WOODCOTE ROAD, WANSTEAD

Offers In Excess Of £899,995 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Spacious Bay Fronted Reception
- Large Cellar
- Original Features
- Three Double Bedrooms
- Large Private Garden
- Ground Floor WC
- Short Walk To Wanstead Station And High Street

Tucked away on a peaceful, tree-lined street just moments from Wanstead Park, this three double bedroom home offers generous proportions throughout, with two reception rooms, a cellar, a ground floor WC, a first-floor bathroom, a large garden, and a perfect touch of vintage charm thanks to its original period features.

Set in one of East London's most sought-after neighbourhoods, it's moments from Wanstead's vibrant high street, with its mix of coffee shops, pubs and stores. You're also within easy reach of the Leytonstone and Bushwood area, offering even more green space, amenities and atmosphere. Excellent schools are nearby, and Wanstead station is a short walk away, providing quick Central Line access into the City and West End.

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IF YOU LIVED HERE...

Prepare to be impressed as you approach the charming frontage. Step inside to discover a well-balanced home brimming with traditional character, including period coving and original flooring.

The front reception is wonderfully bright thanks to its generous bay windows, which beautifully showcase features such as the ceiling rose and timber floors. Internal glazing allows light to flow through to the kitchen, positioned at the heart of the ground floor. It's a well-positioned rustic-style space with original details and a classic butler basin.

At the rear, the second reception offers direct access to the secluded garden, surrounded by mature foliage for plenty of privacy.

Also on the ground floor is a convenient WC and access to the large cellar, an ideal storage space.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, completing this charming home, where the scope for further design work is exciting - it's a treat to have so many original features to work around.

Wanstead station is just a 10 minute walk away, providing direct Central line trains that reach the City in around 17 minutes. Despite this excellent connectivity, your peaceful

tree-lined street retains a village-like charm, with horse riding, farmers' markets, cosy pubs, and abundant green spaces all 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 reason 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 Buushwood area, where there are more excellent perks, including the North Star, an authentic and friendly pub buzzing with locals and serving up 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.....

"This has been a very happy family home since 1970. Woodcote Road has a wonderful community and feels very 'village' like with the advantage of easy access to central London.

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Reception Room
13'5" x 13'7"

Reception Room
10'11" x 15'10"

Kitchen
13'5" x 10'5"

WC

Cellar
18'11" x 22'2"



Bedroom
19'2" x 11'11"

Bedroom
13'5" x 10'6"

Bedroom
10'11" x 12'4"

Bathroom
7'11" x 5'4"

Garden
42'7"



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