



THE WARREN DRIVE, WANSTEAD  
Asking Price £3,000,000 Freehold  
5 Bed House

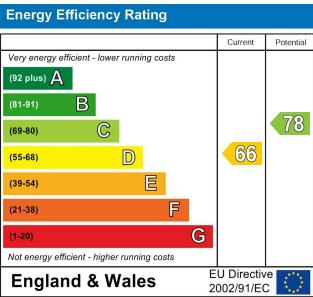


Features:

- Detached 1950s House
- Exceptional Plot Overlooking 18th Green of Wanstead Golf Course
- Fantastic Potential For Renovation Or Re-Development
- Prestigious Residential Road Within Wanstead
- Three Balconies, Two Offering Scenic Views of Golf Parkland
- Driveway For Multiple Cars
- Incredible Natural Light & Charm
- Nestled Between Wanstead Park/ Golf Course & High Street/ Tube Station
- Chain Free

Set on a prestigious residential road within Wanstead, this detached 1950s house offers a sublime balance of period charm and contemporary potential, with multiple highlights inside and out including three balconies with multiple views, a large driveway, and incredible natural light throughout. There are fantastic local schools, plenty of greenery, plus excellent transport links thanks to its proximity to Wanstead station.

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### IF YOU LIVED HERE...

Step inside to discover a wonderfully spacious home with a great sense of light and openness throughout. While the property is ready for modernisation, it has an excellent layout at its base and offers unique scope for transformation.

The ground floor currently comprises a generous reception room with direct access to the rear terrace, perfect for taking in the leafy view over Wanstead Golf Course. A separate dining room and a large kitchen offer flexibility for redesign - the potential is quite exciting. There's also an office room, plus a convenient ground floor WC and access to the garage, which could be repurposed to suit your needs.

Upstairs, five well-proportioned bedrooms offer plenty of natural light, with two enjoying access to private balconies. The master has its own ensuite, and there's another family bathroom with separate WC.

The outside space is equally impressive. Set on a plot over 14 metres wide, the property enjoys a substantial rear garden with an open, elevated outlook across the golf course, a truly special setting that's hard to find this close to central London. To the front, the wide driveway provides ample off-street parking.

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 the capital. With everything from horse riding and farmers' markets to charming pubs and leafy parks on your doorstep, it's easy to forget that you're only around 17 minutes from Liverpool Street on the Central line, and Wanstead station is just an 11 minute walk away (0.5 miles).

As for green space, just moments away you'll find Wanstead Park, a much-loved community landmark that's particularly magical in bluebell season.

### WHAT ELSE?

- If you want to stay local, La Bakerie is a perfect choice for work-from-home coffee breaks, while Provender Restaurant and Alba Trattoria are excellent for dinner. For takeaways, Tiffin Tin and Luppola Pizza are area favourites.
- 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.
- Parents will be pleased to know there's a choice of excellent primary and secondary schools in the area, one of the key reasons Wanstead is so popular. Wanstead High School is just 0.5 miles away.



### 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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- Kitchen**  
11'9" x 16'3"
- Reception Room**  
12'3" x 11'6"
- Reception Room**  
12'9" x 21'0"
- Office**  
12'9" x 9'6"
- Balcony**
- Bathroom**  
6'0" x 4'5"
- Bedroom**  
12'4" x 10'9"
- Balcony**



- Bedroom**  
11'9" x 13'9"
- Bedroom**  
12'9" x 18'7"
- Balcony**
- Ensuite**  
5'11" x 7'4"
- Bedroom**  
11'3" x 12'5"
- Bedroom**  
9'2" x 8'4"
- Garden**  
46'7" x 61'4"
- Garage**

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