



Sylvan Road, London, E11

BUTLER & STAG



A remarkable five bedroom detached period family home located with seconds walk to Snaresbrook central line station & Wanstead High Street.



Freehold

- Stunning Period Family Home
- Five Double Bedrooms/Four Bathrooms
- Five Reception Rooms Plus Separate Study Room
- Open Plan Kitchen/Diner
- 3073 sq ft Of Living Space
- Off-Street Parking For Two Vehicles
- 0.1 Mile To Snaresbrook Central Line
- Chain Free

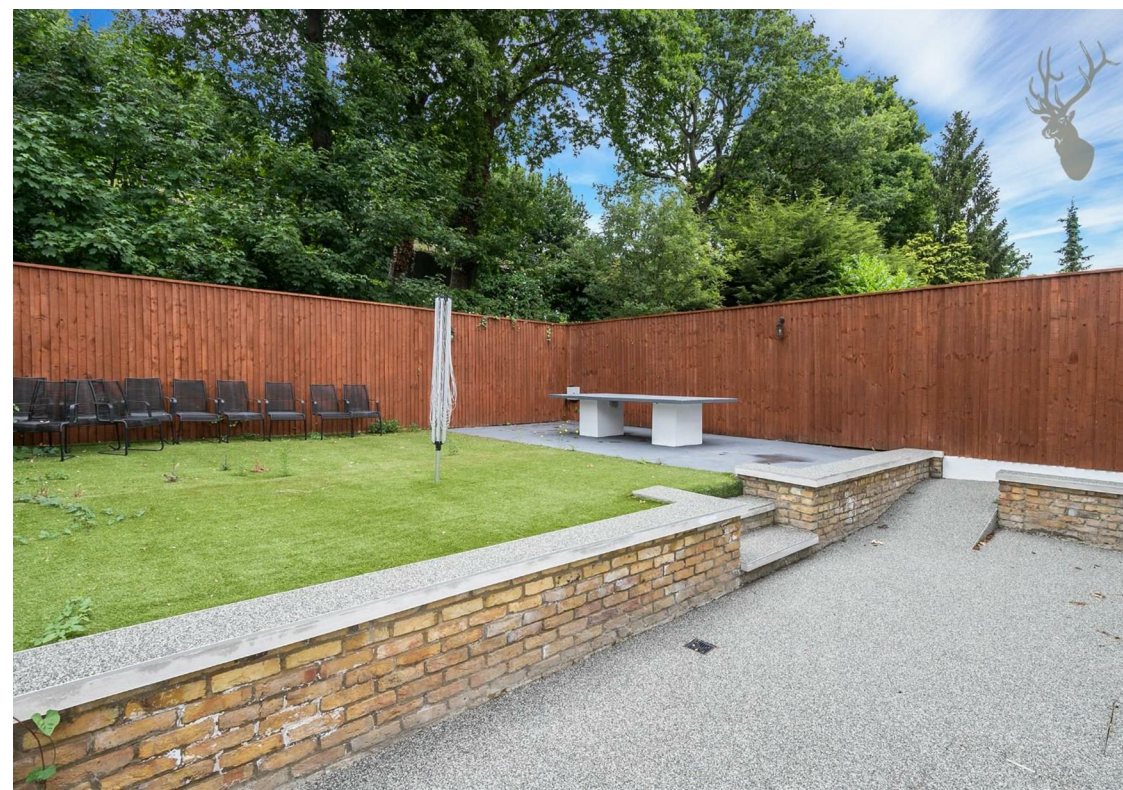
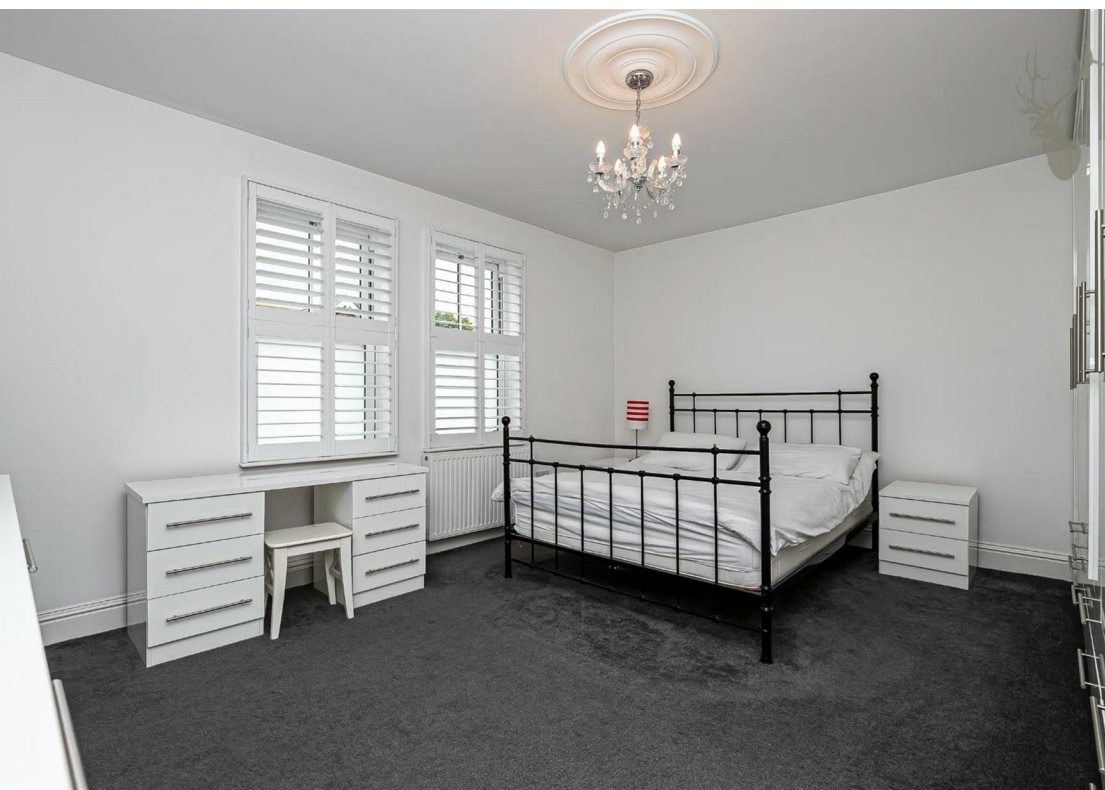
A combined 3073 sq ft of living space is set across four floors in this beautiful home, with an abundance of character running throughout from the minute of stepping through the front door with your eyes immediately drawn to the striking Victorian style tiled entrance hallway. Offering up a total of five reception rooms over the ground & lower ground floor including an imposing kitchen/diner finished to exacting standards with a range of "Bosch" appliances which includes two ovens, steamer, microwave, induction hob and dishwasher. A fully functional utility room is also on hand to offer that lock away area for the family washing. The living space across these two floors are then complete with a guest cloakroom & a separate study/play room.

Upon the first floor sits three well proportioned bedrooms, with the master holding its own en-suite shower room plus a generous amount of bespoke fitted wardrobes. A family bathroom then completes this level. The second floor offers two further double bedrooms with a further en-suite to the larger of the two rooms which also holds a vast amount of eves storage.

Externally, the rear garden has been fully landscaped to offer next to no maintenance/upkeep whilst extending to almost 40ft in length. The frontage offers off-street parking for two vehicles set behind cast iron gates.

With the house positioned only a brisk walk from Wanstead High Street, you're spoilt for choice in terms of shops/restaurants/bars and most importantly transport links. Bordered by Snaresbrook and South Woodford, Snaresbrook (0.1 mile) and Wanstead (0.5 mile) underground stations are only minutes away, taking you to Stratford in ten minutes and Liverpool Street in under half an hour. Wanstead High Street is less than half a mile from you, and a little further than that is the calm oasis of Christ Church Green.





Sylvan Road, E18

Approx. Gross Internal Area 3073 Sq Ft - 285.48 Sq M

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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