

Spratt Hall Road

Approximate Gross Internal Area = 1484 sq ft / 137.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

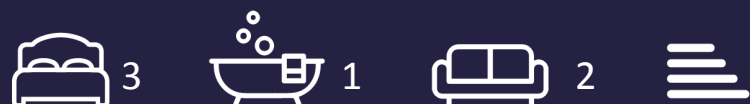


Spratt Hall Road, Wanstead Asking Price £1,200,000 Freehold

- Premier central Wanstead location
- Three double bedrooms
- South facing rear garden
- Original sash windows to the front
- Large kitchen
- Characterful Victorian villa
- Through lounge
- Further potential to extend (STPC)
- Off road parking to the front
- 0.2 miles from Wanstead station

Spratt Hall Road, Wanstead

Petty Son and Prestwich are proud to offer for sale one of Spratt Hall Roads iconic, three bedroom Victorian villas. 'Ivy Bank' offers well-presented accommodation with further potential to extend, creating the perfect long term family home in one of Wanstead's most notable roads.



Council Tax Band:

SOLD BY PETTY SON AND PRESTWICH Just moments from Wanstead's leafy greens, 0.1 mile from Wanstead High Street with its array of shops, bars, cafes and restaurants and under five minutes from Wanstead Station, it is clear why Spratt Hall is such a highly sought after location. Characterised by its picturesque villas and bordered by Christchurch Green it is clear why this road was designated a conservation area. A classic brick frontage with original sash windows and open porch, the classic Victorian façade enjoys the more recent addition of off street parking – a welcome amenity in such a central location.

Internally the layout mirrors the classic arrangement seen in many properties on the road. Beginning with a long entrance hall there is a double reception room to the front separated by central archway. Plantation shutters over the bay window and French doors provide some privacy whilst a gas fire in the front reception acts as a natural focal point for the space. To the rear, a large kitchen/dining space offers plenty of room for a dishwasher, three undercabinet freezers, full height fridge, aga, and storage throughout the shaker style solid wood kitchen. A small utility area leads on from this providing a utility cupboard, downstairs W.C, washing machine and tumble dryer. Beyond this you will find a conservatory, well placed to take full advantage of the sunny rear garden. A large side return provides the possibility of creating a wider family kitchen/diner space and opportunity to re-configuration the ground floor living space to exacting specifications if desired. Moving back to the entrance hall, under the stairs there is space to neatly store coats and shoes whilst also providing access to a handy cellar.

To the first floor there are three double bedrooms with the master being of an exceptionally good size, has the attractive double window aspect with original period glazing, plantation shutters and gas fire. All three bedrooms are serviced by wash hand basins, with the middle bedroom also accommodating a shower. There is further scope to extend into the loft to create further living space subject to the usual consents. The low maintenance rear garden is laid to cobbles with established shrubs providing a great deal of privacy. Benefiting from a favourable South facing aspect the garden is

ideal for relaxing on a summer's day well into the evening.

EPC Rating: E53
Council Tax Band: F

SITTING ROOM
12'8" x 12'1"

DINING ROOM
11'4" x 10'9"

KITCHEN
11'10" x 10'4"

CONSERVATORY
10'11" x 8'10"

CELLAR
24'2" x 6'7"

BEDROOM
16'5" x 14'8"

BEDROOM
11'5" x 10'9"

BEDROOM
11'3" x 10'9"