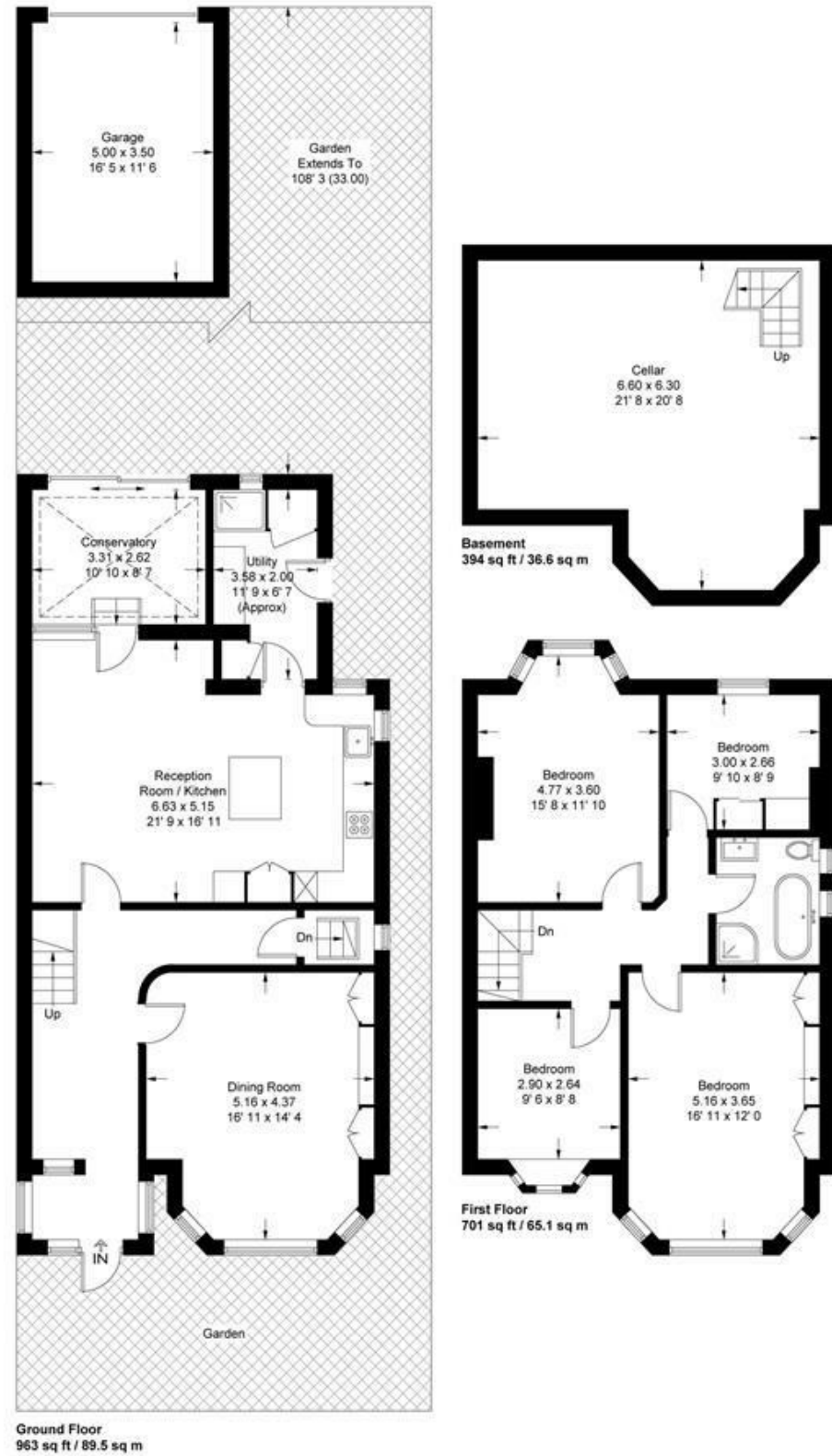


Blake Hall Crescent

Approximate Gross Internal Area = 2058 sq ft / 191.2 sq m
Garage = 188 sq ft / 17.5 sq m
Total = 2246 sq ft / 208.7 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.



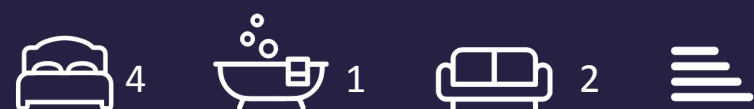
Blake Hall Crescent, Wanstead

Asking Price £1,100,000 Freehold

- Large period home
- West facing garden in excess of 100 feet
- Kitchen/diner/living room
- Conservatory
- Generous cellar
- Four bedrooms
- Spacious formal reception
- Separate utility
- Detached garage
- Potential to further extend and reconfigure (STPC)

Blake Hall Crescent, Wanstead

Petty Son & Prestwich are delighted to offer this four bedroom semi-detached property with garage and West facing garden in excess of 100 foot, located in the sought after Lake House Estate.



Council Tax Band: F



SOLD BY PETTY SON AND PRESTWICH Positioned in a quiet cul-de-sac opposite the Aldersbrook tennis club, this spacious Edwardian home is well placed for access to the scenic Wanstead Park, sprawling Wanstead Flats and the Ofsted rated outstanding Aldersbrook Primary School. The Elizabeth Line can be accessed from Manor Park Station is 1.5 miles away whilst Wanstead and Leytonstone Central Line Station's and High streets are both 0.9 Miles away. There are also several bus routes to the surrounding areas easily accessible from the nearby Aldersbrook Road.

The property offers a large reception to the front and open plan living/kitchen/diner with spacious separate utility and conservatory to the rear, but lends itself to being reconfigured to offer a larger open plan live-in family kitchen by amalgamating the three rooms into one. The cellar is also generous in proportions, offering plenty of additional, easily accessible storage. The first floor offers four bedrooms, two of which are generous doubles, and a modern family bathroom providing a separate freestanding bath and fitted shower cubicle. There is a large loft which could be converted into additional accommodation if required (STPC).

Externally there is deep frontage with side access and a very large garden offering a favourable Westerly aspect, ensuring the sun can be enjoyed throughout the afternoon into early evening. Currently laid out to raised deck leading down to sizeable lawn bordered by established shrubs on both sides, an additional decking area and detached garaged which can be accessed by a private road lie at the end of the garden. Measuring approximately 108 feet in depth the rear garden is endlessly adaptable, providing plenty of space to entertain, allow children and pets to play and accommodating a large garden office with ease.

Council Tax Band: F
EPC Rating: D62

DINING ROOM
16'11" x 14'4"

RECEPTION ROOM
21'9" x 16'11"

CONSERVATORY
10'10" x 8'7"

UTILITY
11'9" x 6'7"

CELLAR
21'8" x 20'8"

BEDROOM
16'11" x 12'0"

BEDROOM
15'8" x 11'10"

BEDROOM
9'6" x 8'8"

BEDROOM
9'10" x 8'9"