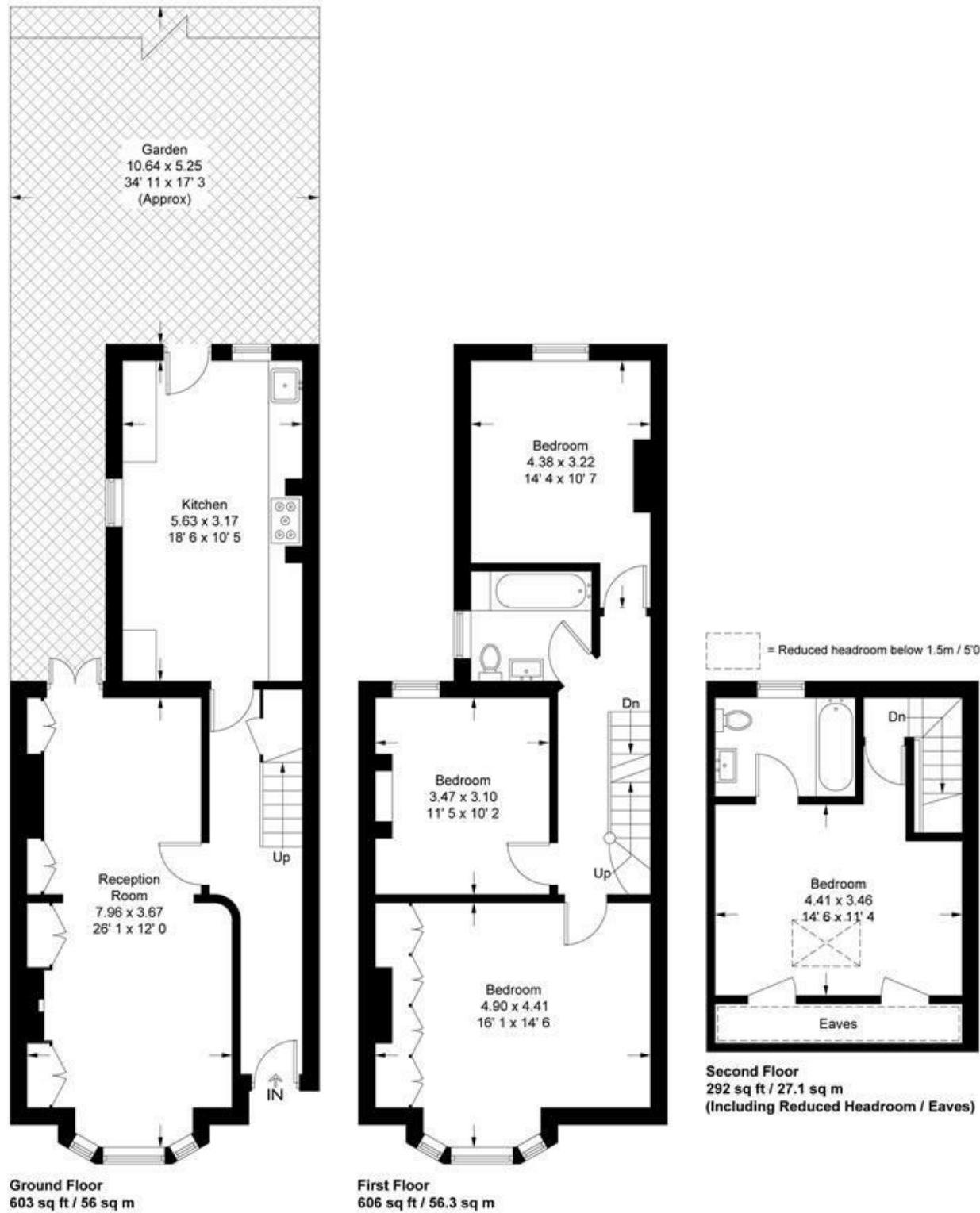


Addison Road

Approximate Gross Internal Area = 1473 sq ft / 136.8 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 28 sq ft / 2.6 sq m
Total = 1501 sq ft / 139.4 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.



Addison Road, Wanstead

£1,100,000 Freehold

- Four double bedrooms
- Central Wanstead location
- Ensuite bathroom
- 0.3 miles to Wanstead Station
- Victorian Home
- Stunning loft conversion
- Period features
- Chain Free

Addison Road, Wanstead

Set on beautiful tree lined street, boasting stunning period homes, Petty Son and Prestwich are delighted to offer for sale this four double bedroom Victorian family home, which offers a great deal of charm and space.



Council Tax Band: E



Located in central Wanstead, you are just 0.3 miles from Wanstead High Street with its popular array of bars, restaurants and shops, such as the renowned Ginger Pig and Gail's Bakery. In addition, you are only 0.5 miles to Snaresbrook and 0.3 miles to Wanstead Central Line stations, both of which offer quick and easy access to central London, making it ideal for city commuters. As you approach the home you can immediately appreciate the attractive double bayed brick façade of this family home as well as the ornate porch and stunning stained glassed front door.

Stepping inside, the dark stained exposed floorboards flow from the crisp white hallway into the large through reception room. Beautifully decorated, this stunning room features a large bay window, framed beautifully by plantation shutters, a fireplace, with an attractive tiled hearth and bespoke fitted cabinets in the alcoves, with lit featuring shelving. To the rear of the property the contemporary kitchen/diner has plenty of space for a table and chairs and beautiful garden views can be enjoyed from the heart of the home.

To the first floor you will discover three double bedrooms and a modern family bathroom. The loft has been cleverly converted to create a fourth double bedroom, with the space being large enough to create a stylish, fully tiled ensuite bathroom.

The garden to the rear is a low maintenance pretty mix of patio, bordered shrubs, and lawn, with a peaceful decked seating area to the rear and a shed.

EPC RATING: D62
Council Tax Band: E

RECEPTION ROOM
26'1" x 12'0"

KITCHEN
18'6" x 10'5"

BEDROOM ONE
16'1" x 14'6"

BEDROOM TWO
14'4" x 10'7"

BEDROOM THREE
11'5" x 10'2"

BEDROOM FOUR
14'6" x 11'4"