

GROUND FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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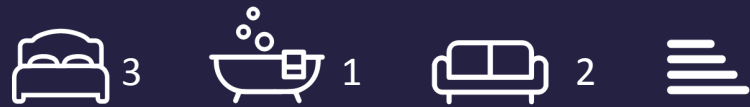
Eaton Rise, Wanstead

Asking Price £800,000 Freehold

- Three bedrooms
- Beautiful views
- Downstairs W.C
- Large kitchen/breakfast room
- 0.4 miles to Nightingale Primary School
- End plot in quiet location
- Garage and off road parking
- Potential to extend
- 0.6 miles to Wanstead Station

Eaton Rise, Wanstead

SOLD BY PETTY SON & PRESTWICH A rare opportunity to purchase a unique three bedroom family home, featuring beautiful views within a peaceful setting and offering lots of potential! Positioned at the end of a cul-de-sac the home enjoys off road parking to the front, integral garage and close proximity to Nightingale Primary School.



Council Tax Band:



Ideally positioned for the highly sought after Nightingale School (0.5 miles) and Wanstead High Street (0.7 miles) with its Central line stations, bars and restaurants, this home is perfectly situated for buyers who require excellent schooling and an easy commute to the City. Positioned at the end of the peaceful Eaton Rise you are immediately greeted with a beautiful front garden, off street parking and an immaculate frontage. Upon entering, there is a very impressive hallway with a featured archway leading you to a modern downstairs W.C. and the main living space of the home.

Taking full advantage of the open fields and allotments that surround the home, the elevated kitchen breakfast room enjoys beautiful views via the large bay window overlooking the garden. The spacious through lounge/dining room measures in excess of 28 feet in length and provides two large areas; an attractive lounge benefiting from a fireplace and bay window alongside a formal dining area, with patio doors leading out to the garden.

Upstairs there are three bedrooms, two of which are double and enjoy a large amount of inbuilt storage space, and a family bathroom. There is potential to create further sleeping accommodation and bathroom space by extending into the loft area (STPC). Externally, the charming garden layout allows for two separate areas to be enjoyed; a lawn with a patio and mature shrubs and a second patio area to the side that be accessed via the front of the property or via the kitchen, providing a very private area to relax in. The garage has the benefit of electricity and could be used as an office or work room depending on your needs. Alternatively, subject to planning permission, the garage could be demolished and the home could potentially benefit from a double storey side extension to create a substantial, long term family home!

EPC Rating: E35
Council Tax Band: E

SITTING/DINING ROOM
28'8" x 12'1"

KITCHEN/BREAKFAST ROOM
11'11" x 10'10"

BEDROOM ONE
15'0" x 10'10"

BEDROOM TWO
13'8" x 10'10"

BEDROOM THREE
8'0" x 6'5"

BATHROOM
6'7" x 6'3"

GARAGE
16'5" x 8'5"